



## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

### ADVISORY PLANNING COMMISSION MINUTES OF DECEMBER 17, 2019 COUNCIL CHAMBERS, MUNICIPAL HALL

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

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

**COUNCIL LIAISON:** Councillor Meagan Brame

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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. LATE ITEMS

- 1) **Development Variance Permit – 429 Lampson Street**
  - Letter from the applicant to the Advisory Planning Commission Received Dec 16, 2019
- 2) **Rezoning Application - 1100 Esquimalt Road, 1104 Esquimalt Road, 1108 Esquimalt Road, 610 Lampson Street and 612 Lampson Street**
  - Green Building Checklist

#### III. APPROVAL OF THE AGENDA

Moved by Fil Ferri, seconded by Helen Edley: That the agenda be approved as amended with the inclusion of the late items. **Carried Unanimously**

#### IV. ADOPTION OF MINUTES

Moved Chris Munkacsi seconded by Marie Fidoe: That the minutes of October 15, 2019, be adopted as circulated. **Carried Unanimously**

#### V. STAFF REPORTS

##### 1) **DEVELOPMENT VARIANCE PERMIT 429 Lampson Street**

Stephen Duke, Aragon (Lampson) Properties Ltd. provided an overview of the Development Variance Permit Application for 429 Lampson Street.

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

- Members commented about the importance of respecting the heritage of the site.

##### **RECOMMENDATION:**

Moved by Chris Munkacsi, seconded by Fil Ferri: That the application for a Development Variance Permit for the proposed extension of the footprint of the Inn building, to allow an extension of the proposed terrace and a small office space on the east elevation, as illustrated on the 'B.C. Land Surveyor's Building Location Certificate' provided by JE Anderson and Associates and the architectural drawing provided by Lovick Scott Architects stamped "Received November 29, 2019", and including the following relaxations to Zoning Bylaw 1992,

No. 2050 for the property at PID 023-009-331, Lot B, Esquimalt District, Plan VIP60066 [429 Lampson Street]; **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve** as it will make the building more accessible and strengthen the structure of the building. **Carried Unanimously**

**Zoning Bylaw 1992, No. 2050, Section 67.71 A. Site A (7) Siting Requirements (a) Principal Building** – A variation to the perimeter of the existing principal building as shown in the Land Surveyor’s Certificate prepared by McElhanney Consulting Services, stamped ‘Received September 9, 2013’ by substituting the B.C. Land Surveyor’s Building Location Certificate prepared by JE Anderson and Associates, stamped ‘Received November 29, 2019’, which replaces a previously approved version stamped ‘Received February 21, 2018’.

## 2) REZONING APPLICATION

**1100 Esquimalt Road / 1104 Esquimalt Road / 1108 Esquimalt Road  
610 Lampson Street / 612 Lampson Street**

Heather Spinney, Praxis Architects Inc., Jim Partlow, Lombard North Group and Graeme Mann, GT Mann Contracting Ltd. provided an overview of the Rezoning Application for 1100 Esquimalt Road, 1104 Esquimalt Road, 1108 Esquimalt Road, 610 Lampson Street and 612 Lampson Street.

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

- Good location for densification in the Township
- How many of the parking spaces will be visitors parking? *Approximately 9-10.*
- Concern that the parking study was done during the week as the traffic pattern is different on the weekend. *Providing more parking than the parking study suggested.*
- Concern that the design didn’t take into consideration the proposed bike lane on Lampson Street.
- Concerns with the egress, 1 exit only, as there will be an increase in traffic on an already busy intersection.
- Concerns with the interface with the townhouses to the north. The townhouses will be looking at the back of a building and the units of the proposed development will look over the rooftop patio of the townhouses at 618 Lampson Street
- Building will shadow the community gardens
- What is the stormwater management plan for the project? *To be determined.*
- A suggestion to reconsider the use of natural gas
- What is your target demographic? *There will be a range of housing types which will attract a variety of types.*
- What was the general feedback from your neighbor meeting? *It was generally positive; a few people from the townhouses had concerns.*
- Mixed opinions regarding the proposed pedestrian experience and the width of the sidewalk.
- Concerns with the massing.
- If the upper storey was stepped back, it would improve the massing and increase the light penetration.
- In favour of larger 2 and 3 bedroom units.
- Housing agreement should be in place to prevent the future strata from prohibiting rentals.
- Consider better treatment of the retaining wall.
- Reduce parking in order to increase tree habitat.
- Consider expanded roof deck.
- Concerns with the amount of trees being removed. Trees will be replaced on the site or elsewhere in the Township.

- Township of Esquimalt should consider the following, development cost charges (DCC) in the future, low-income housing contribution for the increase in density and reducing the parking requirement in the Bylaw.

**RECOMMENDATION:**

Moved by Mike Angrove, seconded by Fil Ferri: That the rezoning application, authorizing a 20-metre [6 storeys], 102-unit, multiple family residential building, incorporating height and massing consistent with the architectural plans provided by Praxis Architects Inc., stamped "Received November 5, 2019", detailing the development proposed to be located at 1100 Esquimalt Road [PID 005-988-292 Lot 1, Section 11, Esquimalt District, Plan 4618], 1104 Esquimalt Road [PID 005-988-331 Lot 2, Section 11, Esquimalt District, Plan 4618], 1108 Esquimalt Road [PID 005-988-381 Lot 3, Section 11, Esquimalt District, Plan 4618], 610 Lampson Street [PID 024-548-782 Strata Lot 2 Section 11 Esquimalt District Plan VIS4828], and 612 Lampson Street [PID 024-548-774 Strata Lot 1 Section 11 Esquimalt District Plan VIS4828] **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve with the following conditions:**

That the applicant considering the following

1. reducing the amount of parking to increase the amount of soft landscaping;
2. step back on the upper stories to reduce the impact of the massing and improve light penetration for the parcel to the north; and
3. a housing agreement to prohibit future strata from prohibiting rentals

The reason this is an appropriate building form and density that would improve what is a gateway intersection into Esquimalt. **Motion Carried** (1 opposed - Chris Munkacsi)

**VI. ADJOURNMENT**

The meeting adjourned 8:22 p.m.



CHAIR, ADVISORY PLANNING COMMISSION  
THIS 18<sup>th</sup> DAY OF FEBRUARY 2020

CERTIFIED CORRECT



CORPORATE OFFICER

RACHEL J. DUMAS .