



CORPORATION OF THE TOWNSHIP OF ESQUIMALT
ADVISORY PLANNING COMMISSION MEETING MINUTES
HELD ON
WEDNESDAY MAY 18, 2016
ESQUIMALT COUNCIL CHAMBERS

MEMBERS PRESENT: Nick Kovacs Lorne Argyle
Amy Higginbotham David Schinbein
Berdine Jonker

REGRETS: Graeme Dempster
Christina Hamer
Councillor Susan Low

STAFF LIAISON: Trevor Parkes, Senior Planner

COUNCIL LIAISON: Councillor Tim Morrison

SECRETARY: Simone Manchip

I. CALL TO ORDER

The meeting was called to order at 7:02 p.m. by the Chair.

II. LATE ITEMS

ADOPTION OF AGENDA

Trevor Parkes, Staff Liaison requested that the agenda be amended under section V – Staff Reports, item 2 – 741 Admirals Rd should read Covenant Discharge and DVP, item 3 – civic address should read 1040 Colville Rd and item 4 – civic address should read 1038 Colville Rd.

Moved by Lorne Argyle seconded by David Schinbein that the agenda be adopted as amended.

The Motion **CARRIED UNANIMOUSLY.**

III. ADOPTION OF MINUTES – APRIL 19, 2016

Moved by Lorne Argyle seconded by Berdine Jonker that the minutes of the Advisory Planning Commission held April 19, 2016 be adopted as distributed.

The Motion **CARRIED UNANIMOUSLY.**

V. BUSINESS FROM MINUTES

There was no outstanding business from the Minutes.

VI. STAFF REPORTS

(1) DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT
925 Esquimalt Road
PID 003-329-127, Lot A, Section 11, Esquimalt District, Plan 22176

David Schinbein declared a conflict of interest and left the meeting at 7:14 pm.

Purpose of the Application

Karen Hay, Planner outlined that the owner is proposing a new roof for the building which would include a new roof profile. The new roof is an alteration to the form and character of the subject Multi-Unit Residential Building therefore a Development Permit is required. The building is non-conforming to current Zoning Bylaw requirements for both height and siting. The new roof profile will further increase the height of the building; therefore the variance is required before a building permit can be issued.

John Keay, Keay Cecco Architecture Ltd presented the application.

APC Comments:

- Appreciate that applicant is trying to extend the life span of the building and make it meet the current standards; visual impact of the proposed slope of the roof pitch would be minimal.
- A member commented that they had concerns the roof pitch will have a visual impact for the homeowners across the street.

RECOMMENDATION:

Moved by Lorne Argyle, seconded by Berdine Jonker that the Advisory Planning Commission recommends provide Council with comments on the exterior alteration [new pitched roof] proposed for 925 Esquimalt Road as illustrated in the architectural drawings prepared by Keay Cecco Architecture Ltd., stamped "Received May 3, 2016", and including the following variances for the property at PID 003-329-127, Lot A, Section 11, Esquimalt District, Plan 22176 [925 Esquimalt Road] and make a recommendation to **approve as the building height and siting would have a minimal impact.**

Zoning Bylaw, 1992, No. 2050, Section 44 (4)(a) - Building Height: A 2.0 metre increase to the requirement that no principal building shall exceed a height of 11 metres. [ie. from 11 metres to 13.0 metres], specifically for a 3:12 pitch hip roof.

Zoning Bylaw, 1992, No. 2050, Section 44 (5)(a)(ii) – Siting Requirements – Principal Building: A 1.17 metre decrease to the requirement that no principal building shall be located within 6 metres of an Interior Side Lot Line. [ie. from 6 metres to 4.83 metres], specifically for existing balconies located on the east elevation and also for the north wall of the building.

The Motion **carried 3 in Favour, 1 Opposed** (Amy Higginbotham).

David Schinbein returned to the meeting at 7:24 pm.

(2) COVENANT DISCHARGE AND DEVELOPMENT VARIANCE PERMIT

741 Admirals Road

PID 004-338-596, Parcel B (DD139365I) of Lot 20, Section 10, Esquimalt District,
Plan 913

Purpose of the Application

Karen Hay, Planner outlined that the application is for the removal of a restrictive covenant on the property, and for a development variance permit to legitimize the parking situation that has existed for several years. The current owner wishes to legalize a suite that was created by a previous owner, without the benefit of a building permit, and contrary to the covenant. The covenant must be removed and a variance permit issued before a building permit could be issued.

Mike La Roy, Owner and Robert Rocheleau, Praxis Architects Inc. were in attendance.

Robert Rocheleau, Praxis Architects Inc. presented the application.

APC Comments:

Members commented that they applaud the owner for coming forward to work with the Township to legalize the suite that has been in existence for several years.

RECOMMENDATION:

Moved by David Schinbein, seconded by Amy Higginbotham that the Advisory Planning Commission recommends to Council that the application to discharge a restrictive Covenant from the property that would restrict development of additional suites within the building for the development located at PID 004-338-596, Parcel B (DD139365I) of Lot 20, Section 10, Esquimalt District, Plan 913 [741 Admirals Road], be forwarded to Council with a **recommendation to approve**;

and

That the Advisory Planning Commission recommends to Council that the application for a Development Variance Permit authorizing the parking layout as shown on the site plan prepared by Robert G. Rocheleau, Praxis Architects Inc., stamped "Received May 4, 2016 and including the following relaxations to Parking Bylaw, 1992, No. 2011, for the development located at PID 004-338-596, Parcel B (DD139365I) of Lot 20, Section 10, Esquimalt District, Plan 913 [741 Admirals Road], be forwarded to Council with a **recommendation to approve as it has low impact on the neighbourhood, legitimizes the existing parking and allows for a Building Permit to be obtained for the additional unit**;

Parking Bylaw, 1992, No. 2011, Section 11 (1) - Visitor Parking – A reduction to the requirement that for land zoned multiple family residential 1 of every 4 spaces shall be clearly marked 'Visitor' and available for use by non-occupants of the Parcel at all times. [ie. from 1 of every 4, to 1 of every 12];

Parking Bylaw, 1992, No. 2011, Section 13(1)(a)(iv) – Parking Requirements – Number of Off-Street Parking Spaces – A reduction to the number of required off-street Parking Spaces, from 14 spaces to 12 spaces [ie. from 1.10 spaces per dwelling unit to 1.0 space per dwelling unit];

Parking Bylaw, 1992, No. 2011, Section 14(2)(a) Parking Requirements - Dimensions of Off-Street Parking – A change to the requirement that for multiple family residential land uses properties are permitted to dedicate up to 50% of parking spaces as small car spaces, allowing 60% of spaces to be small car spaces [ie. 8 of the 12 spaces would be small car sized spaces];

Parking Bylaw, 1992, No. 2011, Section 14 - Dimensions of Off-Street Parking Table 2 – A 0.2 metre reduction to the width of the maneuvering isle adjacent to 0° angle [parallel] parking from 3.7 metres to 3.5 metres for the maneuvering isle adjacent to the north property line;

Parking Bylaw, 1992, No. 2011, Section 14 - Dimensions of Off-Street Parking Table 2 – A 2.2 metre reduction to the width of the maneuvering isle adjacent to 90° angle parking from 7.9 metres to 5.7 metres for the maneuvering isle adjacent to the east property line.

The Motion carried unanimously.

(3) DEVELOPMENT PERMIT
1040 Colville Road
Proposed Lot 1, 1038 Colville Road

Purpose of the Application

Trevor Parkes, Staff Liaison outlined that the Comprehensive Development District No. 92 [CD-92] is located within Development Permit Area No. 5 – Enhance Design Control Residential. The Official Community Plan requires property owners with lands located within Development Permit Areas to obtain a Development Permit prior to a Building Permit being considered for the subject property. Accordingly, the applicant is seeking approval of Development Permit No. DP000067 for the form and character of the proposed single family infill home as well as the associated landscaping and hardscaping. The proposed design must be reviewed for compliance with the design guidelines contained in Section 9.9 of the Township's Official Community Plan [attached].

This application for Development Permit DP000067 will not move forward to Council until such time as the subdivision of 1038 Colville Road is complete and a new property title is registered for Proposed Lot 1. The subdivision application is pending approval at this time.

Phil Aitkin, Owner was in attendance.

Trevor Parkes, Staff Liaison presented the project design drawings on behalf of Rus Collins of Zebra Design who was unable to attend.

APC Comments:

- Like the look of the contemporary design as it is in line with what people are looking for.
- Feel that it is an interesting layer of eclectic mix of housing for the community.
- A member commented that the design feels too boxy and they would have liked to see more character in the design to fit in with the historic feel of the streetscape.

RECOMMENDATION:

Moved by Lorne Argyle, seconded by Berdine Jonker that the Advisory Planning Commission recommends to Council that the application for a Development Permit limiting the form and character of development to that shown on architectural plans and the landscape plan provided by Zebra Design, both stamped "Received April 27, 2016", and sited as detailed on the survey plan prepared by Powell and Associates BC Land Surveyors, stamped "Received April 27, 2016" and including exterior windows, cladding and colours consistent with the Colour Board provided by Zebra Design stamped "Received May 10, 2016" for the proposed development located at Proposed Lot 1, 1038 Colville Road, be forwarded to Council with a recommendation **to approve based on submitted design, consistent with single-unit infill Official Community Plan guidelines.**

The Motion **carried 4 in Favour, 1 Opposed** (David Schinbein).

**(4) DEVELOPMENT PERMIT
1038 Colville Road
Proposed Lot 2, 1038 Colville Road**

Purpose of the Application

Trevor Parkes, Staff Liaison outlined that the Comprehensive Development District No. 92 [CD-92] is located within Development Permit Area No. 5 – Enhance Design Control Residential. The Official Community Plan requires property owners with lands located within Development Permit Areas to obtain a Development Permit prior to a Building Permit being considered for the subject property. Accordingly, the applicant is seeking approval of Development Permit No. DP000068 for the form and character of the proposed single family infill home as well as the associated landscaping and hardscaping. The proposed design must be reviewed for compliance with the design guidelines contained in Section 9.9 of the Township's Official Community Plan [attached].

This application for Development Permit DP000068 will not move forward to Council until such time as the subdivision of 1038 Colville Road is complete and a new property title is registered for Proposed Lot 2. The subdivision application is pending approval at this time.

Phil Aitkin, Owner was in attendance.

Trevor Parkes, Staff Liaison presented the project design drawings on behalf of Rus Collins of Zebra Design who was unable to attend.

RECOMMENDATION:

Moved by Lorne Argyle, seconded by Amy Higginbotham that the Advisory Planning Commission recommends to Council that the application for a Development Permit limiting the form and character of development to that shown on architectural plans and the landscape plan provided by Zebra Design, both stamped "Received April 27, 2016", and sited as detailed on the survey plan prepared by Powell and Associates BC Land Surveyors, stamped "Received April 27, 2016" and including exterior windows, cladding and colours consistent with the Colour Board provided by Zebra Design stamped "Received May 10, 2016" for the proposed development located at Proposed Lot 2, 1038 Colville Road, be forwarded to Council with a recommendation **to approve based on**

submitted design, consistent with single-unit infill Official Community Plan guidelines.

The Motion carried 4 in Favour, 1 Opposed (David Schinbein).

(5) OFFICIAL COMMUNITY PLAN AND REZONING APPLICATION
“Esquimalt Village Project”
1235 Esquimalt Road
Lot 1, Section 11, Plan EPP32782

Purpose of the Application

Bill Brown, Director of Development Services outlined that the purpose of the application is to amend the Official Community Plan and the Zoning Bylaw in order to allow for the development of the Esquimalt Village Project. The Esquimalt Village Project is a 12,795.1 m² mixed-use project proposed for an 8090 m² parcel located in the heart of the Township of Esquimalt adjacent to the existing Municipal Hall. The Esquimalt Village Project is envisioned as a model example of exemplary mixed-use design that will be the catalyst for the rejuvenation of Esquimalt’s core.

The Design Review Committee reviewed the application on May 11, 2016 and is in favour of the project.

Julie Brown, D’Ambrosio Architecture + Urbanism, Dan Casey, Boulevard Transportation and Scott Murdoch, Murdoch de Greeff Inc. was in attendance.

Julie Brown, D’Ambrosio Architecture + Urbanism provided a Powerpoint presentation. She explained the proposed project would incorporate a new Public Library, The Justice Institute, residential and commercial spaces; as well as an urban plaza, the Esquimalt Town Square. A public Art Walk is also proposed for this development.

Dan Casey, Boulevard Transportation presented the parking study.

Scott Murdoch, Landscape Architect gave a brief overview of the proposed landscaping and stormwater management plan for the site.

APC Comments:

Members commented that they like the proposal, but are concerned about the impact of parking for public events on the surrounding neighbourhood.

RECOMMENDATION:

Moved by Amy Higginbotham, seconded by Berdine Jonker that the Esquimalt Advisory Planning Commission recommends that the application to amend the Official Community Plan and to rezone the subject property to facilitate the development of the Esquimalt Village Project (EVP) be forwarded to Council with a recommendation to **approve with the following condition:**

1. Applicant to provide more detail relating to parking requirements for special events held in public space.

The Motion carried unanimously.

Motion #2:

Moved by Amy Higginbotham, seconded by David Schinbein that the Esquimalt Advisory Planning Commission strongly recommends that Council complete an assessment to clarify parking requirements of the local neighbourhood based on projected development.

The Motion carried 4 in Favour, 1 Opposed (Lorne Argyle).

RECESS AND RECONVENE

The Chair recessed the APC meeting at 9:45 pm and reconvened at 9:50 pm

VII. STAFF LIAISON

527 Fraser Street: [DVP to allow change room at Adventure Park] APC recommended approval of the application on April 19th. The DVP has not been forward to Council as there has been a delay on the registration of the new legal title at LTSA. Once the title issues are resolved then the DVP will be presented to Council.

616/620 Lampson Street: [12 unit TH] APC recommended approval of the proposed changes to Zoning Bylaw, 1992, No. 2050 on November 17, 2015. The amendment bylaw was presented to Council on January 18, 2016 and was granted 1st and 2nd reading. The Public Hearing occurred March 7, 2016 and Council read the bylaw a third time. Adoption of the amendment bylaw remains outstanding pending the registration of a S.219 covenant.

826 Esquimalt Road: [6 Storey, 30 unit MFR] APC recommended approval of the proposed changes to Zoning Bylaw, 1992, No. 2050 on December 15, 2015. The amendment Bylaw was presented to Council for adoption on May 2, 2016 and Council adopted the amendment bylaw thereby rezoning the property.

DRC reviewed the application for Development Permit on April 13, 2016. DRC requested the applicant amend the design and return the revised plan to DRC for review. Applicant returned to DRC on May 11, 2016 with amendments to the parking garage design. DRC recommended design changes that would impact the number of parking spaces in an effort to lower the parking garage into the ground further than proposed. The applicant has reviewed design options to satisfy DRC comments and upon consideration of the impacts, has requested the application move on to Council for consideration.

468 Head Street [West Bay Triangle]: [Rezoning for 6 Storey, 73 unit commercial mixed use] Presented to the APC on January 19, 2016 and forwarded to Council with a recommendation for approval. Application was presented to DRC on February 10, 2016. The DRC generally liked the application, but raised concerns relating to how the design would integrate with the future development to be located on the two properties to the southeast, adjacent to the Head St and Lyall St Intersection. Application returned to DRC on May 11, 2016 with modest changes and the applicant provided site plan and mass renderings for the "Marina Residences" proposed to be located at 460 and 464 Head Street. These plans allowed DRC to understand the expected relationship of the current proposal to the concept satisfying their concerns. DRC recommended approval of the application. The amendment bylaw was presented to Council on Monday, May 16th and it was read a 1st and 2nd time. Staff are working toward a June 20th Public Hearing.

Esquimalt Village Project: A Memorandum of Understanding has signed with Aragon Investments to be the Township's development partner for the Esquimalt Village Plan. OCP amendment and rezoning application was presented to DRC on May 11th. DRC forwarded the applications to Council with a recommendation of approval.

Official Community Plan Review: OCP public consultation session entitled the **Looking Forward Forum** occurred at 7pm on May 4, 2016 at the Esquimalt Recreation Centre. The purpose of the **Looking Forward Forum** was to collect public input on the development of new policies in the following areas: Arts, Culture & Heritage / Community Health & Safety/ Economic Development/ Environment/ Parks, Trails & Recreation/ Planning & Development/ Transportation & Infrastructure. The event was very well attended. Upon the close of the OCP Survey on May 31st staff will collate the information received and report back to Council.

VIII. COUNCIL LIAISON

Councilor Morrison commented that:

- May 16, 2016, Council approved the Tax Incentive Program.
- Council approved the Request for Proposal (RFP) for the Urban Design Guidelines for Esquimalt Rd.
- Comments regarding the Esquimalt Rd Urban Design Guidelines can be made via the Official Community Plan (OCP) survey.
- The applicants for 533 Admirals Rd (formerly the Tudor House) received their building permit to commence building on the site.
- May 27, 2016, Aragon will be holding a Public Open House beginning at 7 pm at the English Inn.
- Esquimalt has been featured as a destination on the Greater Victoria Tourism map.

IX. INPUT FROM APC TO STAFF

None

X. NEW BUSINESS

XI. NEXT REGULAR MEETING

Tuesday, June 21, 2016

XII. ADJOURNMENT

On motion the meeting adjourned at 10:10 P.M.

CERTIFIED CORRECT:



VICE CHAIR, ADVISORY PLANNING COMMISSION



ANJA NURVO,
CORPORATE OFFICER

THIS DAY OF , 2016
21 June