



CORPORATION OF THE TOWNSHIP OF ESQUIMALT
ADVISORY PLANNING COMMISSION MEETING MINUTES
HELD ON
TUESDAY JULY 19, 2016
ESQUIMALT COUNCIL CHAMBERS

MEMBERS PRESENT: Nick Kovacs Lorne Argyle
Christina Hamer Amy Higginbotham
Graeme Dempster David Schinbein

REGRETS: Berdine Jonker

STAFF LIAISON: Trevor Parkes, Senior Planner

COUNCIL LIAISON: Councillor Tim Morrison
Councillor Susan Low

SECRETARY: Pearl Barnard

I. CALL TO ORDER

The meeting was called to order at 7:01 p.m. by the Chair.

II. LATE ITEMS

No late items

III. ADOPTION OF AGENDA

Moved by Dave Schinbein seconded by Amy Higginbotham that the agenda be adopted as amended. The Motion **CARRIED UNANIMOUSLY.**

IV. ADOPTION OF MINUTES – June 21, 2016

Moved by Lorne Argyle seconded by Graeme Dempster that the minutes of the Advisory Planning Commission held June 21, 2016 be adopted as distributed.
The Motion **CARRIED UNANIMOUSLY.**

V. BUSINESS FROM MINUTES

There was no outstanding business from the Minutes.

VI. STAFF REPORTS

REZONING APPLICATION

910 McNaughton Avenue

[PID 005-3972-159, Lot 6, Block 1, Section 10, Esquimalt District, Plan 5484]

Purpose of the Application

Trevor Parkes, Staff Liaison outlined that the applicant is requesting a change in zoning from the current RS-1 [Single Family Residential] zone to a Comprehensive Development zone [CD] which would allow two new single family residences, each on a fee simple

parcel. The existing house would be demolished and two new homes would be constructed. Should the rezoning be approved, the form and character of the buildings and landscaping would be controlled by a development permit that would be considered by Council at a future date.

Justin Kroh, owner and Jennilee Brack were in attendance.

Justin Kroh and Jennilee Brack gave a PowerPoint presentation detailing the site plan, building design and the proposed landscaping for the project. Ms. Brack explained they purchased the property in January 2016 and currently live about six houses down from the subject property. They consulted twelve neighbours and got overwhelming positive feedback regarding the design and intent of the application. The proposed dwellings will have 3 bedrooms, 2.5 baths, plus a basement as well as an enclosed garage to encourage off street parking. The homes will not have secondary suites and the applicant has stated that they are willing to register a covenant on title. The colours chosen complement the other homes currently in the neighbourhood and it was noted that while the two homes are similar in design each will have a different colour scheme. Landscaping for the site will include yard and outdoor space as well as rooftop patios. The current property has some very mature plants that will be transplanted and reused.

Chair thanked the applicant for their presentation

APC Comments and Questions:

- Good proposal looks great, absolutely fabulous.
- A member asked Staff for clarification on when the covenant would be registered on the title. Mr. Parkes advised that when Council grants 3rd reading of the Bylaw, Staff recommends that adoption be withheld pending the registration of the covenant. Once the document is registered then the Bylaw is presented for adoption.
- A Member thought the project looked nice and liked that the applicant had changed the colour palette to make the two houses look different.
- A Member commented that they liked the roof top patios and asked if there were guidelines or provision in the building code regarding weight issues. Mr. Parkes advised that this issue would be addressed at the Building Permit stage where the detailed building plans including the truss / roofing system would be reviewed to ensure the building can accommodate extra loading.
- A member asked if the building has to be solar ready. Mr. Parkes clarified that it is a requirement in Esquimalt for housing to be constructed solar ready.
- A member requested the applicant consider installing an electric car charge station as it is a desirable amenity and would be a good selling feature.
- A member had concerns about privacy on the rooftops. He commented that there is a large condo building behind and lots of windows looking down on these rooftops. Mr. Kroh advised they could incorporate privacy glass or some type of temporary awning on the north side of Lot B for privacy.
- Clarification on the secondary suites. Ms. Brack advised that there are not a lot of suites in the neighbourhood. The neighbours had expressed concerns that they didn't want to see high density housing of any kind. Another member commented that the applicants will not be the owners forever and to support this applicant he would like to see a covenant registered on title prohibiting secondary suites in either of the two dwellings.
- A member commented that they appreciate the attention to detail and careful consideration of the proposed setbacks.

- A member commented that this project represented a good design and is well done. Three bedrooms are exactly what families are looking for and the proposed project is a good use of the property. He liked it wasn't a duplex and applauded the applicant for having a basement space for residents.

RECOMMENDATION:

Moved by David Schinbein, seconded by Christina Hamer that the Esquimalt Advisory Planning Commission recommends to Council that the application for rezoning, authorizing two new single family dwellings sited in accordance with the survey plan prepared by Jason Kozina representing Island Land Surveying Ltd., stamped "Received July 8, 2016", and incorporating height and massing consistent with the architectural plans provided by AJB Home Design detailing the development proposed to be located at PID 005-972-159, Lot 6, Block 1, Section 10, Esquimalt District, Plan 5484 [910 McNaughton Avenue], stamped "Received July 8, 2016", be forwarded to Council with a **recommendation of approval with the condition that the owner, consistent with his statements to the APC, voluntarily registers a covenant on the property title prohibiting secondary suites in either of the two proposed dwellings to prevent future parking issues and preserve the function of the family homes.**

VII. STAFF LIAISON

1038 Colville Road: [DP to allow Infill SFD] APC recommended approval to Council on May 18th. State of Title Certificates have recently been provided by the applicant and the DP was presented to Council on July 4, 2016 and the DP was approved for issuance.

1040 Colville Road: [DP to allow Infill SFD] APC recommended approval to Council on May 18th. State of Title Certificates have recently been provided by the applicant and the DP was presented to Council on July 4, 2016 and the DP was approved for issuance.

527 Fraser Street: [DVP to allow change room at the Fraser Street Adventure Park] APC recommended approval of the application on April 19th. The DVP had not been forward to Council as there was a title issue that temporarily prevented registration of the new consolidated legal title at LTSA. As construction of the Fraser Street Adventure Park is pending, staff have altered the approach to this file and presented an amended DVP to Council addressing the setback issues relevant to the existing parcel located 535 Fraser Street on July 4, 2016 and the DVP was approved for issuance.

468 Head Street [West Bay Triangle]: [Rezoning for 6 Storey, 73 unit commercial mixed use] Staff have been directed to work with the applicant to address outstanding legal issues and once completed return the bylaw to Council for consideration of adoption.

Esquimalt Town Square: APC considered the application on May 18, 2016 and also forwarded the applications to Council with a recommendation of approval. Amendment bylaws were presented to Council on May 30th and Council read bylaws a first and second time and directed staff to schedule a Public Hearing. The Public Hearing was scheduled for June 27, 2016 and was adopted.

1310 Esquimalt Road: (DP & DVP for the parking layout and signage for the Red Barn Market) APC recommended approval to Council on June 21st. DP was presented to Council on July 11, 2016 and the DP was approved for issuance.

851 Coles Avenue: (DP to allow Infill SFD) APC recommended approval to Council on June 21st. DP was presented to Council on July 11, 2016 and the DP was approved for issuance.

1110 Craigflower Road: (DP to allow Infill SFD) APC recommended approval to Council on June 21st. DP was presented to Council on July 11, 2016 and the DP was approved for issuance.

429 Lampson Street: (DP & DVP to allow a multi-phased commercial and residential development on the English Inn property) Application will be presented to the Design Review Committee on July 20, 2016.

VIII. COUNCIL LIAISON

Councilor Morrison commented that:

- Council is currently on a summer recess until mid-August

IX. INPUT FROM APC TO STAFF

None

X. NEW BUSINESS

None

XI. NEXT REGULAR MEETING

Tuesday, August 16, 2016

XII. ADJOURNMENT

On motion the meeting adjourned at 7:45 P.M.

CERTIFIED CORRECT:



VICE CHAIR, ADVISORY PLANNING COMMISSION

THIS 16th DAY OF AUGUST, 2016



ANJA NURVO,
CORPORATE OFFICER