



CORPORATION OF THE TOWNSHIP OF ESQUIMALT
ADVISORY PLANNING COMMISSION MEETING MINUTES
HELD ON
TUESDAY, DECEMBER 20, 2016
ESQUIMALT COUNCIL CHAMBERS

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

REGRETS: Trevor Parkes, Senior Planner and Graeme Dempster

STAFF: Bill Brown, Director of Development Services
Karen Hay, Planner

COUNCIL LIAISON: Councillor Tim Morrison
Councillor Susan Low

SECRETARY: Pearl Barnard

I. CALL TO ORDER

The Chair called the meeting to order at 7:00 p.m.

II. LATE ITEMS

No late items

III. ADOPTION OF AGENDA

Moved by Lorne Argyle seconded by David Schinbein that the agenda be adopted as circulated. The Motion **CARRIED UNANIMOUSLY**.

IV. ADOPTION OF MINUTES – August 16, 2016

Moved by Lorne Argyle seconded by Christina Hamer that the minutes of the Advisory Planning Commission held August 16, 2016 be adopted as circulated. The Motion **CARRIED UNANIMOUSLY**.

V. BUSINESS FROM MINUTES

There was no outstanding business from the Minutes.

VI. STAFF REPORTS

1) TEMPORARY USE PERMIT - RENEWAL

856 Esquimalt Road and 858 Esquimalt Road

PID 026-691-418, Lot A Section 11 Esquimalt District Plan VIP80973

PID 002-925-966, Lot 2, Section 11, Esquimalt District, Plan 23904

Purpose of the Application

The applicant is requesting a renewal of Temporary Use Permit [TUP00002] for an additional two years.

Karen Hay outlined that this application was previously reviewed by the Advisory Planning Commission at the January 19, 2016 meeting, and was approved by Council in February 2016, for a one year term. The Temporary Use Permit will expire on February 17, 2017 and the applicant is requesting to renew the permit for an additional two years. Ms. Hay explained that the permit renewal would continue the legitimization of the use of the northern portion of the existing parking lot at 856 Esquimalt Road for the parking of large commercial trucks [moving trucks] not associated with the Cambie Pub and Liquor Store. And also the northern portion of 858 Esquimalt Road for the parking of large commercial trucks [moving trucks] associated with the business currently located at this address [2 Burley Men Moving Ltd.]. Ms. Hay also outlined that at this time staff are recommending that the conditions of the Temporary Use Permit would remain unchanged, but are open to APC member recommendations otherwise.

Scott Burley, applicant was in attendance.

APC Questions and Comments:

- Members asked Staff for clarification on the following:
 - The permitted uses for the site. Ms. Hay advised that it is a CD-80 Zone and listed the permitted uses. It was clarified that the 2 Burley Men Moving Ltd. professional office is a permitted use and the Temporary Use Permit is for the commercial and industrial parking for the moving trucks.
 - If there were any complaints about noise or any other issues in the 1st year? Ms. Hay advised that staff did receive a couple of complaints, but that they were taken care of very quickly.
 - What option does the applicant have for staying at that location after the two-year period? Ms. Hay advised that after the two years, the property owner would have to go through the rezoning process.
 - Is the two-year renewal from 2017–2019? Ms. Hay advised that is correct.
- Concerns were raised that the proposed use of this land is not in the best interest of the community, and would like to see higher density development. Extending the permit for two years could hold up redevelopment of the site.
- A Member asked about potential development proposed for the site. Mr. Brown advised that the current Development Permit would expire in February 2018.
- Glad to see a business in that location, better than an empty parking lot.

Mr. Burley advised the APC members that the application is for a two year renewal; however, he doesn't have a two year lease, and is currently renting month to month. If the two year extension is approved he could still be gone in 6 months. Mr. Burley advised that he is happy to be here and be a part of the Esquimalt Community.

RECOMMENDATION:

Moved by Lorne Argyle, seconded by Dave Schinbein: That the Advisory Planning Commission recommends to Council that the application for renewal of the Temporary Use Permit [TUP00002], authorizing the Commercial/Industrial Parking use, for Moving Trucks on the northern portion of the properties located at 856 Esquimalt Road [PID 026-691-418, Lot A Section 11 Esquimalt District Plan VIP80973] and 858 Esquimalt Road [PID 002-925-966, Lot 2, Section 11, Esquimalt District, Plan 23904]], be forwarded to Council **with a recommendation of approval; as the current business (moving company) is good for the community and is a sufficient improvement to what was there previously.**

Moved by Amy Higginbotham, seconded by Christina Hamer: That the main motion be amended to include that the renewal be approved for one year. **The Motion was defeated.**

The vote was taken on the main motion and declared CARRIED. (Amy Higginbotham opposed)

2) REZONING APPLICATION

101 Island Highway

[PID 000-025-569, Lot A, Section 2, Esquimalt District, Plan 39273]

Purpose of the Application:

The applicant is requesting a change in zoning from the current C-5A [Tourist Commercial] zone to a Comprehensive Development zone [CD]. The zoning amendment is required to accommodate changes to the uses permitted on the property as well as refine parking requirements to accommodate those proposed uses. The new owners are proposing to convert the existing buildings to residential rental units while maintaining a commercial use on the site.

Mr. Brown presented the application.

Jordan Milne, Tonny Kiptoo, applicant/owners, Karen Hillel and Peter Hardcastle, Hillel Architecture Inc. were in attendance.

Peter Hardcastle and Jordan Milne provided an overview of the proposed redevelopment. Mr. Hardcastle outlined that they are proposing to change the existing EconoLodge, a transient tourist accommodation to Portage West, a new permanent residential community. The restaurant would remain on the site and the total number of accommodations would be reduced from the existing 121 units to 96 rental units, a reduction of 25 units on the property.

The Chair thanked the applicant for their excellent presentation.

APC Members questions and comments:

- Good proposal, innovative design, the restaurant / café is a great amenity.
- What is the average size of the studio and one bedroom units? Mr. Milne advised the studio units will be 350 to 400 square feet, the existing one bedroom units will be 650 to 725 square feet and the new one bedroom units will be 750 to 775 square feet.
- A member asked for clarification on the number of bicycle parking spaces. Mr. Hardcastle advised that there are 146 spaces proposed.
- Concern that there is no children's play area on the site. Mr. Hardcastle advised that there is green space but insufficient room for a playground.
- A member asked if the applicant was considering short term rentals. Mr. Milne advised that their vision/goal is for long term accommodations only.
- Any plans to strata the property? Mr. Milne advised that the property would be for rental use only.
- What type of restaurant will be going in? Mr. Milne advised that they are looking for an independent operator; it would probably be a café/coffee shop or a breakfast and lunch place. Another member asked where the restaurant parking would be. Mr. Hardcastle advised that this parking would most likely be the spaces closest to the café entrance.
- Will the pool be for the community to use or tenants only? Mr. Milne advised that it would be for tenant use only. A member commented that the pool would be a great amenity to the community.

- A member commented that it is great that the applicant is choosing to rehabilitate the buildings and give them a new use; glad to see this happening.
- What is the opening date? Mr. Milne advised that they anticipate the 1st wing of units will be available for September 2017.
- Are there any long term tenants living there now. Mr. Milne advised that there are no long term tenants.

RECOMMENDATION:

Moved by Berdine Jonker, seconded by Christina Hamer: That the Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for rezoning authorizing a change in use from the currently permitted Motel use to Mixed Commercial Residential uses for the “EconoLodge Inn and Suites”, sited in accordance site plan provided by Brad Cunnin Land Surveyor stamped “Received November 23, 2016”, and incorporating height and massing consistent with the architectural plans provided by Hillel Architecture Inc., stamped “Received November 23, 2016”, detailing the building located at PID 000-025-569, Lot A, Section 2, Esquimalt District, Plan 39273 [101 Island Highway], be forwarded to Council **with a recommendation of approval; as the proposal provides the benefits of rehabilitating the buildings for rental use as opposed to a motel.**

Moved by David Schinbein, seconded by Nick Kovacs: That the main motion be amended, recommending approval with the condition that a children’s play space be added to the site. **The Motion was defeated.**

The vote was taken on the Main Motion and declared CARRIED.

VII. STAFF LIAISON

1. The Esquimalt Road Urban Design Guidelines Open House is scheduled for Wednesday, January 18th in Council Chambers.
2. The CRD will be hosting an Open House for The Sewage Treatment Plant, January 12 to 14th
3. The Development Permit Application for the Esquimalt Town Square will be coming in February 2017.
4. 910 McNaughton Avenue – The Rezoning Application was given third reading by Council and is awaiting adoption.
5. 455 Nelson Street – The Rezoning Application was given third reading by Council and is awaiting adoption.
6. 826 Esquimalt Road - A Building Permit for the foundation has been received.
7. The West Bay Triangle Land are working on their covenant.
8. Working on the Official Community Plan.

VIII. COUNCIL LIAISON

- Councillor Morrison advised that at the Mayor’s annual address in December, Mayor Desjardins announced that the Verde Development, (826 Esquimalt Road) had presold all 30 units.
- Two new Councillor Liaisons have been appointed for 2017, Councillor Beth Burton-Krahn and Councillor Olga Liberchuk.

The Chair, on behalf of himself and the Advisory Planning Commission thanked Councillor Morrison and Councillor Low for their time and service.

IX. INPUT FROM APC TO STAFF

None

X. NEW BUSINESS

Members discussed the Nominations for New Stop of Interest Signs. The following was suggested:

- God's Acre the Military Cemetery off Colville Road and
- The Cenotaph in Esquimalt's Memorial Park

XI. NEXT REGULAR MEETING

Tuesday, January 17, 2017

XII. ADJOURNMENT

On motion the meeting adjourned at 8:30 P.M.

CERTIFIED CORRECT:



CHAIR, ADVISORY PLANNING COMMISSION

THIS 17th DAY OF JANUARY, 2017


ANJA NURVO,
CORPORATE OFFICER