



CORPORATION OF THE TOWNSHIP OF ESQUIMALT
ADVISORY PLANNING COMMISSION MEETING MINUTES
HELD ON
TUESDAY, FEBRUARY 21, 2017
ESQUIMALT COUNCIL CHAMBERS

MEMBERS PRESENT:	David Schinbein (CHAIR) Christina Hamer Graeme Dempster	Lorne Argyle Amy Higginbotham Nick Kovacs
REGRETS:	Berdine Jonker	
STAFF LIAISON:	Trevor Parkes, Senior Planner	
STAFF:	Karen Hay, Planner	
COUNCIL LIAISON:	Councillor Beth Burton-Krahn Councillor Olga Liberchuk	
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 Nick Kovacs that the agenda be adopted as circulated. The Motion **CARRIED UNANIMOUSLY**.

IV. ADOPTION OF MINUTES – January 17, 2017

Moved by Lorne Argyle seconded by Amy Higginbotham that the minutes of the Advisory Planning Commission held January 17, 2017 be adopted as circulated. The Motion **CARRIED UNANIMOUSLY**.

V. BUSINESS FROM MINUTES

There was no outstanding business from the Minutes.

VI. STAFF REPORTS

1) DEVELOPMENT PERMIT
1122 Craigflower Road
[PID 003-329-127, Lot a, Section 11, Esquimalt District, Plan 22176]

Karen Hay outlined that the applicant is seeking a Development Permit for the proposed single family infill home. Ms. Hay explained that the property was rezoned in 2010 and at that time a Development Permit was issued, but has since expired.

Chase Robertson, Owner / Applicant and Barbara Robertson were in attendance

Chase Robertson outlined that no changes had been made since the previous application.

APC Questions and Comments:

- A member inquired about item #38 (solar ready) on the Green Building Checklist and asked the applicant if the home would be solar ready. Mr. Chase advised that the plans submitted for the Development Permit Application are preliminary plans only, and that construction plans are being prepared.
- A member asked if the proposed dwelling would be higher than the house that is located to the north. Mr. Chase advised that it would not.

RECOMMENDATION:

Moved by Nick Kovacs, seconded by Graeme Dempster: That the Esquimalt Advisory Planning Commission [APC] provide Council with comments on the form and character of the new home and landscaping proposed for 1122 Craigflower Road; as illustrated in the architectural drawings prepared by Banks Design, the landscaping plan prepared by Koi Dragon Enterprises Ltd., and sited as shown on the site plan prepared by Wey Mayenburg Land Surveying Inc., all stamped "Received February 3, 2017"; be forwarded to Council **with a recommendation of approval as the development complements the character of the neighbourhood. The Motion Carried Unanimously.**

2) DEVELOPMENT VARIANCE PERMIT

1036 Munro Street

[PID 017-444-837, Lot A, Section 11, Esquimalt District Plan VIP52814]

Karen Hay outlined that the property owner had started construction of an accessory building [shed] on the property without contacting the municipality to determine the correct siting for an accessory building. Ms. Hay then explained that the construction does not require a building permit as the building is not over 10.0 square metres in area, but the building does need to be sited appropriately. As the owner wishes to keep the building where it is currently located he is requesting the two siting variances.

Andrew Paine, Applicant was in attendance

Andrew Paine presented the application. Mr. Paine started by apologizing for not doing his proper due diligence with the siting of the shed. He explained that they had lost some items to theft in the past and realized that they needed secure outdoor storage. He then gave an overview of the proposed design, material and chosen location for the shed.

Chair thanked the applicant for the presentation.

APC Questions and Comments:

- A member asked staff, if the shed was freestanding [not secured to a foundation], would a variance still be required? Ms. Hay advised that any accessory building that is not sited according to regulations would require a variance.
- A member asked whether the existing accessory building could accommodate the extra storage that is required. Mr. Paine advised it could not; as it is being used as livable space by my parents who are the other owners of the property, when they come to visit.
- A concern was raised that the proposed shed would have a visible impact on the neighbourhood.
- A member thought the variances were reasonable. The separation between the two buildings seems appropriate and with the wide boulevard on the other side of the fence, no sight lines would be obstructed.

- A member expressed a concern with the height of the shed. To improve the look from the side, the member thought the shed should be lower and parallel to the dormer roof. Mr. Parkes clarified that the building design satisfies the minimum requirements for the allowable height for an accessory building.

RECOMMENDATION:

Moved by Graeme Dempster, seconded by Nick Kovacs: That the Esquimalt Advisory Planning Commission recommends to Council that the application for a Development Variance Permit authorizing the construction of an accessory building as shown on the plans stamped "Received January 31, 2017", and sited as detailed on the survey plans prepared by Powell and Associates, BCLS stamped "Received January 31, 2017 and including the following relaxations to Zoning Bylaw, 1992, No. 2050, for the development located at PID 017-444-837, Lot A, Section 11, Esquimalt District Plan VIP52814 [1036 Munro Street], be forwarded to Council **with a recommendation of approval; as the variances requested are reasonable and sight lines are not obstructed.**

Zoning Bylaw, 1992, No. 2050, Section 34(9)(b)(ii) – Side Setback: a 2.98 metre reduction to the required 3.6 metre side setback from an exterior side lot line [i.e. from 3.6 metres to 0.62 metres];

Zoning Bylaw, 1992, No. 2050, Section 34(9)(b)(iv) – Building Separation: a 1.1 metre reduction to the required 2.5 metre separation between a principal building and an accessory building [i.e. from 2.5 metres to 1.4 metres].

The Motion Carried (2 opposed, Amy Higginbotham and Lorne Argyle)

3) REZONING APPLICATION

460 Head Street

"Marinaview"

460 Head Street [Lot 10, Block H, Section 11, Esquimalt District, Plan 292]

464 Head Street [Lot 9, Block H, Section 11, Esquimalt District, Plan 292]

Trevor Parkes outlined that the applicant is requesting a change in zoning from the current mix of RS-1 [Single Family] and C-7 [West Bay Commercial] zoning to a Comprehensive Development zone [CD], to facilitate the consolidation of the two subject properties and authorize a new five storey, commercial/ residential mixed use building containing 3 ground floor commercial space and 12 residential units. Underground parking would be provided with the access off Gore Street through the underground parkade for the West Bay Triangle Development.

Mark Lindholm, Owner/Applicant, Peter Hardcastle, Hillel Architecture, Karen Hillel, Hillel Architecture and Max Tomaszewski, Consultant were in attendance.

Peter Hardcastle presented the application. Mr. Hardcastle outlined that the proposed development, stating that it is a companion project to the West Bay Triangle Development. He then outlined the history of the project and gave an overview of the proposed site plan, building design and materials and parking for the project.

Chair thanked the applicant for the presentation.

APC Questions and Comments:

- Members were positive about the project and had the following comments: like the design, glad to see the additional commercial space in that area and the development is going to be a wonderful addition to the neighbourhood.

- A member asked staff if the ground floor commercial space could potentially be converted to residential in the future. Mr. Parkes advised that it could be written into the zone that a minimum amount of ground floor commercial space is required thereby ensuring space is not converted to residential use.
- A member asked if the underground parking was open to the public. Mr. Hardcastle advised that a pass card would be required.
- What is the proposed construction schedule for the West Bay Triangle and MarinaView developments? Mr. Hardcastle advised that both projects will start as soon as approval is in place.
- Members suggested the applicant consider enclosing the porte cochere and adding additional commercial space. Members commented that the enclosure would improve safety along Head Street, add additional commercial space and allow for increased on-street parking in front of the building. Members agreed that if the porte cochere is enclosed, the APC members support that no additional on-site parking would be required.

RECOMMENDATION:

Moved by Amy Higginbotham, seconded by Lorne Argyle: That the Esquimalt Advisory Planning Commission recommends that the application for rezoning to facilitate consolidation of two properties located between Head Street and Lyall Street to permit a new five storey, commercial/ residential mixed use building containing ground floor commercial space oriented toward Head Street and 12 residential units, and incorporating siting, height and massing consistent with architectural plans prepared by Hillel Architecture, stamped "Received January 18, 2017" **be forwarded to Council with a recommendation for approval with the condition that the applicant consider the enclosure of the porte cochere to add commercial space, noting that such an enclosure is supported by the APC without the provision of any additional on-site parking.**

The reason: The proposal is generally consistent with the West Bay Neighbourhood Design Guidelines and the Official Community Plan Land Designation. The removal of the porte-cochere will allow for additional desirable commercial space, improve safety along Head Street and will also allow increased on street parking in front of building.

The Motion Carried Unanimously

VII. STAFF LIAISON

910 McNaughton Ave: [RZN to allow two small lots] Applicant provided confirmation the S.219 covenant had been registered. Staff presented the amendment bylaw to Council at the regular meeting of Council held on January 9, 2017, when Council adopted the bylaw.

455 Nelson Street: [RZN to allow two small lots] Applicant has executed the S.219 and staff await provision of confirmation of registration at LTSA, as well as the provision of an updated BCLS site plan confirming the encroachment into the municipal right of way has been addressed. Upon receipt of this information, staff will return the amendment bylaw to Council for consideration of adoption.

468 Head Street "West Bay Triangle": [Rezoning for 6 Storey, 73 unit commercial mixed use] Applicant has executed the S.219 covenants on the lands as well as 464 Head Street. Staff awaits provision of confirmation of registration at LTSA. Upon receipt of this information, staff will return the amendment bylaw to Council for consideration of adoption. Staff are also processing the associated Development Permit scheduled for presentation to the DRC on March 8th.

910 Yarrow Road: [DP & DVP to reduce the required Front Setback and Side Setback for a single family dwelling located on the Gorge Waterway]. APC recommended approval to Council on January 17, 2017. Council will consider the application on at the regular meeting to be held on February 27, 2017.

337 Victoria View Road: [RZN to allow the Core Area Sewage Treatment Plant] APC recommended approval to Council on January 17, 2017. Amendment bylaw was presented at a public hearing on February 20, 2017 and upon consideration of feedback heard prior to the hearing and at the hearing Esquimalt Council adopted the amendment bylaw.

101 Island Highway: [RZN to allow changes to the permitted uses on the site to include multiple family residential use to enable the conversion of the existing motel to 96 rental units] APC recommended approval to Council on December 20, 2017. Staff required the provision of a new BCLS Site Plan and subsequently updated drawings. Now that these documents are received staff are crafting the required amendment bylaw.

Staff are continuing to work on the Official Community Plan and the Esquimalt Road Urban Design Guidelines.

The Esquimalt Town Square Project is moving forward. In the near future, the blue building will be demolished and the generator and electric car charging station will be moved.

The Esquimalt Adventure Park is expected to open on July 1, 2017.

VIII. COUNCIL LIAISON

- Councillor Burton-Krahn advised that on February 20, 2017 Council approved the Zoning Bylaw Amendment for the Core Area Wastewater Treatment Plant. A member commented that the traffic management plan did not include Admirals Road. Council Burton-Krahn advised that the final routes are still to be being determined.
- Councillor Liberchuk advised that at the Committee of the Whole Meeting held on February 20, 2017, there was a discussion regarding the future of Hither Green Park.
- Councillor Liberchuk also advised the there is an upcoming Housing Forum and she encouraged all APC members to attend.

IX. INPUT FROM APC TO STAFF

The Chair commented that the bolded preamble contained within the Staff Report is very helpful in framing consideration of each application.

X. NEW BUSINESS

XI. NEXT REGULAR MEETING

Tuesday, March 21, 2017

XII. ADJOURNMENT

On motion the meeting adjourned at 8:55 P.M.

CERTIFIED CORRECT:



CHAIR, ADVISORY PLANNING COMMISSION
THIS 16th DAY OF MAY 2017



ANJA MURVO, CORPORATE OFFICER