



CORPORATION OF THE TOWNSHIP OF ESQUIMALT
ADVISORY PLANNING COMMISSION MEETING MINUTES
HELD ON
TUESDAY, AUGUST 15, 2017
ESQUIMALT COUNCIL CHAMBERS

MEMBERS PRESENT:	David Schinbein (CHAIR) Amy Higginbotham Ken Armour	Graeme Dempster Christina Hamer Duncan Cavens
ABSENT:	Berdine Jonker	
STAFF LIAISON:	Bill Brown, Director of Development Services	
STAFF:	Alex Tang, Planning Technician	
COUNCIL LIAISON:	Councillor Olga Liberchuk	
SECRETARY:	Pearl Barnard	

Three members of the public were in attendance.

I. CALL TO ORDER

The meeting was called to order at 7:03 p.m.

II. LATE ITEMS

No late items

III. APPROVAL OF THE AGENDA

Moved by Duncan Cavens, seconded by Graeme Dempster, that the agenda be adopted as circulated. The Motion **CARRIED UNANIMOUSLY**.

IV. MINUTES

Moved by Ken Armour, seconded by Duncan Cavens, that the minutes of the Advisory Planning Commission held July 18, 2017 be adopted as circulated. The Motion **CARRIED UNANIMOUSLY**.

V. STAFF REPORTS

DEVELOPMENT PERMIT and DEVELOPMENT VARIANCE PERMIT

468 Foster Street

[PID 008-400-571, Lot 17, Block G, Suburban Lot 30, Esquimalt District, Plan 772A]

Alex Tang outlined that the applicant is proposing to construct a new side by side strata titled Two Family Residential dwelling on the subject property. The property is zoned (RD-3) Two Family/Single Family Residential. Mr. Tang explained that a variance is required to increase the building height from 7.3 metres to 8.07 metres and a second variance is required to increase the second floor building massing from 75% to 81.4%.

The two-unit dwelling is subject to Development Permit Area No. 5 – Enhanced Design Control Residential; therefore a Development Permit is required before a Building Permit can be issued.

Trevor Bowers, Vaclav Kran, Applicant / Owners and David Yamamoto, Zebra Design were in attendance.

David Yamamoto gave a PowerPoint presentation detailing the site plan and an overview of the building design, materials and landscape plan for the project. Mr. Yamamoto then gave an overview of the two variances requested. He also added that the owner/applicant had individually addressed all the surrounding neighbours; in general, the response was good. However, there were some objections. Eleven signatures were received in support of the proposal.

Commission Members comments and questions included: (Staff response in *italics*)

- What is the reasoning for the building height limit and the 75% second storey massing requirement in the Zoning Bylaw? *The 7.3 metre height requirement is the standard height for a two storey building and the 75% second storey massing requirement was designed to try and make a building appear smaller. Staff are currently in the process of reviewing and amending the building massing in the Zoning Bylaw.*
- Clarification was sought on page 2 of the Staff Report Zoning “Staff has determined that the design of the building is above the allowable height regardless of the pitch of the roof. Preliminary analysis reveals that an amended building plan with the ground floor coinciding with the average grade would be below the maximum height” *The average grade is much lower than the main floor level.*

Mr. Yamamoto added that if the main floor was lowered to get under the height requirement, the front door would be below grade by a substantial amount.

- Will the proposed dwellings be built solar ready and have electric car charging stations? Mr. Yamamoto advised that provisions are being made for future green energy use.

A letter was provided to the Commission Members outlining the green initiatives for the project.

- The proposal meets the infill requirements and will increase density.
- The variances requested are reasonable.

RECOMMENDATION:

Moved by Christina Hamer, seconded by Graeme Dempster: The Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Permit and a Development Variance Permit limiting the form and character of the development, and authorizing the construction as illustrated in the architectural plans and the landscape plan prepared by Zebra Design, stamped “Received July 28, 2017”, sited as detailed on the survey plan prepared by Island Land Surveying, stamped “Received June 28, 2017”, and including the following variances for the property located at PID 008-400-571, Lot 17, Block G, Suburban Lot 30, Esquimalt District, Plan 772A [468 Foster Street] **be forwarded to Council with a recommendation of approval** as the massing of the second floor creates a livable space and the proposed building height is in proportion with the buildings on the adjacent properties. **The Motion Carried Unanimously**

Zoning Bylaw, 1992, No. 2050, Section 40 (6)(a) – Building Height – Principal Building: A 0.78 metre increase to the requirement that no principal building shall exceed a height of 7.3 metres [ie. from 7.3 metres to 8.08 metres].

Zoning Bylaw, 1992, No. 2050, Section 40 (8.1) – Building Massing – Principal Building: A 6.4% increase to the requirement that the second storey of any Two Family Dwelling shall be a maximum of 75% of the total floor area of the ground floor, including an attached garage [ie. from 75% to 81.4%]

VI. PLANNER'S STATUS REPORT

- The English Inn (429 Lampson Street) - The Development Permit, Development Variance Permit, Heritage Alteration Permit, the proposal for development of Hither Green Park, and a Traffic Order relating to parking on Bewdley Avenue in front of Hither Green Park, will be going to Council on Monday, August 21, 2017.
- A Temporary Use Permit (Triangle Lands Project) for a show suite in the former Gaby's Seaside restaurant location will be going to Council on Monday, August 21, 2017.
- 10 Phillion Place – The Development Permit and Development Variance Permit will be going to Council on Monday, August 21, 2017
- The A&W restaurant (890 Esquimalt Road) – Development Permit and Development Variance Permit will be going to Council on Monday, August 28, 2017
- 899 Esquimalt Road – Staff are still reviewing the Rezoning Application.
- We expect to see an application soon from the St. Peter & St. Paul's Anglican Synod Diocese (1379 Esquimalt Road) for a housing project on that site. APC members can expect to see an application in the next few months.
- Lots of other proposed development in the background.

VII. COUNCIL LIAISON

- Council Liberchuk advised that on October 3rd there will be a Special Committee of the Whole meeting to discuss housing and housing affordability in Esquimalt.

VIII. INPUT FROM APC TO STAFF

Commission questions included: (Director of Development Services response in *italics*)

- Do applications like the Hither Green Park come to the APC for review or go directly to Council? *The Hither Green Park was not presented to the Advisory Planning Commission as it was not a Development Permit Application. The Rezoning for the English Inn was presented to the Advisory Planning Commission in 2012/2013. APC typically reviews Rezoning Applications and the Design Review Committee reviews Development Permit Applications. APC does see some of the smaller Development Permit applications for duplexes.*

IX. NEXT REGULAR MEETING

Tuesday, September 19, 2017

X. ADJOURNMENT

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

CERTIFIED CORRECT: