



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY PLANNING COMMISSION MINUTES OF AUGUST 20, 2019 COUNCIL CHAMBERS, MUNICIPAL HALL

PRESENT:	Graeme Dempster Fil Ferri Michael Angrove	Helen Edley Marie Fidoe Duncan Cavens
ABSENT:	Chris Munkacsi	
STAFF:	Bill Brown, Director of Development Services, Staff Liaison Pearl Barnard, Recording Secretary	
COUNCIL LIAISON:	Councillor Meagan Brame Councillor Jacob Helliwell	

I. CALL TO ORDER

Graeme Dempster, Chair, called the Advisory Planning Commission meeting to order at 7:02 p.m.

II. LATE ITEMS

There were no late items

III. APPROVAL OF THE AGENDA

Moved by Marie Fidoe, seconded by Fil Ferri: That the agenda be approved as circulated.
Carried Unanimously

IV. ADOPTION OF MINUTES

Mike Angrove requested the APC July 19, 2019, Minutes be amended to include Commission members Duncan Cavens & Mike Angrove in opposition of Staff Report (1) Rezoning Application – 524 Admirals Road

Moved by Helen Edley seconded by Fil Ferri: That the minutes of July 16, 2019, be adopted as amended. **Carried Unanimously**

V. STAFF REPORTS

1) Development Variance Permit 1010 Wychbury Avenue

Marni Vistisen-Harwood, School District No. 61 (Greater Victoria), provided an overview of the Development Variance Permit Application for 1010 Wychbury Avenue

Commission comments and questions included (*Response in italics*):

- How many parking spots on average does staff currently use? *They use all 25.*
- *Is staff already overflowing into the DND spots and are there any extra spaces in the DND lot? Yes it is not full.*
- Are there open & secure bike racks on the property? *Will have to put at least one bike rack in.*
- Community consultation was discussed. First meeting was with PAC and the teachers. Staff clarified that the Township of Esquimalt would be sending out a notice to 50 metres of the subject property.

- Is the Macaulay Street parking ever used by the school? *Not by the teachers but it is used by parents for drop off and pick up.*

RECOMMENDATION:

Moved by Duncan Cavens, seconded by Marie Fidoe: That the application for a Development Variance Permit, requesting the decrease in the number of required parking spaces for the addition of a Group Children's Day Care Centre as per Site Plan prepared by Bradley Shuya Architect Inc. stamped "Received August 14, 2019" and to include the following variance to Parking Bylaw, 1992, No. 2011 for the property located at 1010 Wychbury Avenue [PID 002-775-084, Lot A, Section 11, Esquimalt District, Plan 26297] be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve as the staff parking is accommodated on DND land and parking concerns at the school are more to do with parents than with staff.

Parking Bylaw, 1992, No. 2011, Part 5 – Parking Requirements, Section 13 – Number of Off- Street Parking Spaces (d) Public Institutional (Schools – Elementary and Junior Secondary) – A reduction to the number of required vehicle parking spaces from 38 to 25. **Carried Unanimously**

**2) Development Permit Application and Development Variance Permit Application
455 Sturdee Street**

Bill Brown, Director of Development Services and Aaron Flaig, Pacific East Developments Limited provided an overview of the Development Permit and Development Variance Permit Applications for 455 Sturdee Street

Commission comments and questions included (*Response in italics*):

- What is the policy on Park dedication? *Addressed in the local Government Act. Seems like a small amount of Parkland. Will the Parkland be identified? Yes. Need to find ways to increase Park space. Will there be Public Access? Yes, from the road end.*
- Where did the 9.0 geodetic metres come from? *It is the recommendation in the Engineering Tsunami Report. Average grade would be a better calculation to use than geodetic, would force the Architect to take into account the topology of the land more. In terms of Lot C, if average grade was used the area would be insufficient for a reasonable size home; this is a very difficult site.–No issue with the front and setbacks variances.*
- Were two lots considered? *There are currently two lots there. Three lots will provide more population and increase the tax base for the municipality. The neighbours support the three lot proposal. If it was only two lots, Park dedication would not be required and there would be no way for a walkway along there.*
- Where is the house going on Lot C? *To be determined*
- Concerns with building in the Tsunami Zone.

RECOMMENDATION:

- 1) Moved by Graeme Dempster seconded by Helen Edley: That the application for a Development Permit for the "Protection of Development From Hazardous Conditions" for a proposed three-lot bare land strata subdivision (Appendix "C") prepared by Powell & Associates, BC Land Surveyors and stamped "Received August 14, 2019" that would set the minimum habitable floor height at 9.0 m geodetic be forwarded to Council with a recommendation to approve as the development will add value to the Community, is a reasonable expansion of the existing two lots and the height is the recommendation of the Engineering Report. **Carried** (1 opposed Fil Ferri).
- 2) Moved by Marie Fidoe seconded by Helen Edley: That the application for a Development Variance Permit allowing for the future construction of two detached dwellings on Proposed Strata Lots "B" and "C" for Strata Plan EPS5951 as prepared by Powell & Associates B.C. Land Surveyors and stamped "Received August 14, 2019", including the

following variance be forwarded to Council with a recommendation to approve as the 9m metres is the Tsunami Hazard Zone and without it there is a high risk that the area would be insufficient for a reasonable size home.

Zoning Bylaw, 1992, No. 2050, Section 36 (6)(a) – Building Height – Principal Building – that the Building Height of the Principal Buildings be varied from a maximum Height for 7.3 metres to a maximum height of 16.3 metres geodetic (7.3 metres + 9.0 metres Tsunami Hazard Zone). **Carried** (1 opposed Duncan Cavens).

- 3) Moved by Mike Angrove seconded by Graeme Dempster: That the application for a Development Variance Permit allowing for the future construction of a detached dwelling on Proposed Lot “B”, Strata Plan EPS5951 as prepared by Powell & Associates B.C. Land Surveyors and stamped “Received August 14, 2019”, including the following variance be forwarded to Council with a recommendation to approve as the setback decreases the impact of the building on the waterfront.

Zoning Bylaw, 1992, No. 2050, Section 36 (9)(a)(i) – Siting Requirements – Principal Building – Front Setback: a 3.9 metre reduction from 7.5 metres to 3.6 metres. **Carried Unanimously**

- 4) Moved by Mike Angrove seconded by Marie Fidoe: That the application for a Development Variance Permit allowing for the future construction of a detached dwelling on Proposed Strata Lot “C”, Strata Plan EPS5951 as prepared by Powell & Associates B.C. Land Surveyors and stamped “Received August 14, 2019”, including the following variances be forwarded to Council with a recommendation to approve as the variance is internal to the site and adequate amenity space is provided.

Zoning Bylaw, 1992, No. 2050, Section 36 (9)(a)(iii) – Siting Requirements – Principal Building – Rear Setback: a 6.0 metre reduction from 7.5 metres to 1.5 metres. **Carried** (1 opposed Duncan Cavens).

3) Rezoning Application 874 Fleming Street

Kaye Melliship and Carly Abrahams, Greater Victoria Housing Society, Paul Hammond, Low Hammond Rowe Architects, Bev Windjack, LADR Landscape Architects, provided an overview of the Rezoning Application for 874 Fleming Street

Commission comments and questions included (*Response in italics*):

- A lot of work went into retaining one Arbutus tree. How long before it is known if the Arbutus tree will survive. *An Arborist Report has been done and it was determined that the tree has about 50 years left.*
- Like the mixture of one, two, three and four bedroom units
- Angling the building created more green space
- *There are ground level patios, have you considered balconies for the upper storeys? Yes, it was considered but there will be no balconies on the upper storeys.*
- Clarification was sought on the number of parking spaces at the current building. *A parking study has been done; don't see any issue with parking. Consider scooter parking*
- Consider less parking. *Some people who live there will want parking*
- Development looks nice and fits well into the neighbourhood
- Setback make a lot of sense

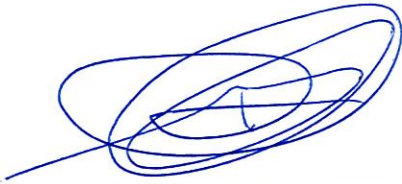
RECOMMENDATION:

Moved by Duncan Cavens, seconded by Fil Ferri: That the Esquimalt Advisory Planning Commission recommends that the application for Rezoning, authorizing a 21 metre [6 storey], 137 unit, multiple family residential, affordable rental, building sited in accordance with the Site

Plan provided by Low Hammond Rowe Architects and incorporating height and massing consistent with the architectural plans provided by Low Hammond Rowe Architects both stamped "Received June 17, 2019", detailing the development proposed to be located at 874 Fleming Street [PID 002-900-246, Lot B, Section 10, Esquimalt District Plan 25267] be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve because the proposal meets the need for affordable housing and is a sensitive development to the neighbourhood. **Carried Unanimously**

VI. ADJOURNMENT

The meeting adjourned 8:31 p.m.



CHAIR, ADVISORY PLANNING COMMISSION
THIS 15th DAY OF OCTOBER 2019

CERTIFIED CORRECT



CORPORATE OFFICER