



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

**ADVISORY PLANNING COMMISSION
AGENDA
TUESDAY FEBRUARY 21, 2017
7:00 P.M.
ESQUIMALT COUNCIL CHAMBERS**

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

COUNCIL LIAISON: Councillor Beth Burton-Krahn
Councillor Olga Liberchuk

STAFF LIAISON: Trevor Parkes, Senior Planner
Karen Hay, Planner

SECRETARY: Pearl Barnard

- I. **CALL TO ORDER**
- II. **LATE ITEMS**
- III. **ADOPTION OF AGENDA**
- IV. **ADOPTION OF MINUTES – January 17, 2017**
- V. **STAFF REPORTS**

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

Purpose of the Application

The subject property is located within the Comprehensive Development District No. 73 [CD No. 73] zone, and in the Official Community Plan Development Permit Area No. 5 – Enhanced Design Control Residential development permit area. The property was created following a rezoning in 2010 that allowed the subdivision of the larger parent lot, into two smaller ‘infill lots’; thereby creating this new panhandle property. The existing home was kept and the new lot was serviced but left vacant. Since, the OCP requires property owners with lands located within a Development Permit Area to obtain a Development Permit prior to a Building Permit the applicant is seeking a Development Permit for the form and character of the proposed single family infill home.

RECOMMENDATION:

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”; make a recommendation **to either approve or deny the application; and include reasons for the recommendation.**

2) DEVELOPMENT VARIANCE PERMIT

1036 Munro Street

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

Purpose of the Application:

The property owner started construction of an accessory building [shed] on the property without contacting the municipality to determine the correct siting for an accessory building. 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. The owner wishes to keep the building where it is currently located so is requesting two siting variances.

RECOMMENDATION:

The Advisory Planning Commission recommends to Council that the application for a Development Variance Permit authorizing the construction of an accessory building as shown on plans prepared, 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 **to either approve, or deny the application; and include reasons for the recommendation.**

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].

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]

Purpose of the Application:

The applicant is requesting a change in zoning from the current mix of RS-1 [Single Family] and C-7 [West Bay Commercial] zoning which currently regulates the two subject properties to a Comprehensive Development zone [CD] to facilitate the consolidation of the subject properties and authorize a new five storey, commercial/residential mixed use building containing ground floor commercial space oriented toward Head Street and 12 residential units.

Evaluation of this application should focus on issues relevant to zoning such as the appropriateness of the proposed height, density and massing, proposed unit sizes, siting, setbacks, lot coverage, useable open space, how the building relates to adjacent and surrounding sites and whether the proposed uses are appropriate and consistent with the overall direction contained within the Official Community

Plan and the West Bay Neighbourhood Design Guidelines [attached], endorsed by Esquimalt Council on November 16, 2015 [attached].

Specific form and character issues relating to the aesthetics of the building, such as cladding materials, window materials, doorways, streetscape improvements and landscaping will be evaluated in a separate application for Development Permit should this rezoning application be approved by Council.

RECOMMENDATION:

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 to either **approve, approve with conditions, or deny the application including reasons for the chosen recommendation.**

VI. PLANNER’S STATUS REPORT

VII. COUNCIL LIAISON

VIII. INPUT FROM APC TO STAFF

IX. NEXT REGULAR MEETING

Tuesday, March 21, 2017

X. ADJOURNMENT