



CORPORATION OF THE TOWNSHIP OF ESQUIMALT
ADVISORY PLANNING COMMISSION MEETING MINUTES
HELD ON
TUESDAY, JUNE 20, 2017
ESQUIMALT COUNCIL CHAMBERS

MEMBERS PRESENT:	David Schinbein (CHAIR) Amy Higginbotham	Lorne Argyle Nick Kovacs
REGRETS:	Christina Hamer, Berdine Jonker and Graeme Dempster	
STAFF LIAISON:	Bill Brown, Director of Development Services	
STAFF:	Karen Hay, Planner Alex Tang, Planning Technician	
COUNCIL LIAISON:	Councillor Beth Burton-Krahn	
SECRETARY:	Pearl Barnard	

I. CALL TO ORDER

The meeting was called to order at 8:03 p.m. The Chair apologized for the late start.

II. LATE ITEMS

Pertaining to Agenda Item VI. **STAFF REPORTS 3) Interim Amendments To Zoning Bylaw 1992, No. 2050**

- Appendix A – Proposed 2017 Zoning Bylaw Revisions

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 – May 16, 2017

Moved by Nick Kovacs, seconded by Lorne Argyle, that the minutes of the Advisory Planning Commission held May 16, 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) REZONING APPLICATION

615 Fernhill Road

[PID 004-757-742 Lot B Section 11 Esquimalt District Plan 12446]

Alex Tang outlined that the applicant is requesting a change in the zoning from the current RD-1 [Two Family Residential] zoning to a Comprehensive Development Zone [CD] to accommodate a new four storey, residential building containing 10 residential units.

In attendance:

Mikael Wilkin, Owner/Applicant
Bruce Wilkin
Michel Moody, MJM Architect Inc.

Mike Moody gave a PowerPoint presentation detailing the site plan and an overview of the building design and materials, elevations, setbacks and parking for the project. Mr. Moody outlined that existing house is a Single Family Dwelling that is surrounded by Multiple Family development. The proposed new development will provide diverse unit sizes, which will allow people to get into the market at a very affordable level. The Garry Oak tree will be removed and another tree will be planted, species to be determined.

The Chair thanked the applicant for the presentation.

Committee Members had the following questions and comments:

- Members liked the proposal and felt the design and concept fits within the character of the neighbourhood.
- Concerns were raised that two electric vehicle charging stations are inadequate. Mr. Wilkin advised that electric vehicle plug-ins will be roughed in for every unit.
- A member asked if the applicant had considered aging in place and handicap accessibility for the units. Mr. Wilkin responded; that is good idea, something to consider.
- Members commented that 'solar ready' could be a selling point in the future.
- The existing house has quite a historical background. What is your intension for the existing house? Mr. Wilkin advised that their plan is to try and relocate the house.
- A member applauded the applicant on the skylight concept.
- A concern was raised that this would be a massive building on a small lot. Member then asked if the project would be viable without the increase in lot coverage. Mr. Wilkin advised that the shape of the building would be abnormal per the parcel.

RECOMMENDATION:

Moved by Nick Kovacs, seconded by Lorne Argyle: That the Esquimalt Advisory Planning Commission recommends that the application for rezoning to permit a new four storey, residential building containing 10 residential units and incorporating siting, height and massing consistent with architectural plans provided by MJM Architect Inc., stamped "Received May 30, 2017" for the property at PID 004-757-742, Lot B Section 11 Esquimalt District Plan 12446 [615 Fernhill Road], **be forwarded to Council with a recommendation of approval** as the proposed design and concept fits within the character of the neighbourhood and the needs of the community. **The Motion Carried Unanimously**

2) DEVELOPMENT VARIANCE PERMIT

651 Grenville Avenue

**PID 007-802-293, Lot 8, Block 6, Suburban Lot 42, Esquimalt District, Plan 1153 and
PID 007-802-323, Lot 9, Block 6, Suburban Lot 42, Esquimalt District, Plan 1153**

Karen Hay outlined that the property owners are proposing to remove the existing house, which is sited across two pre-existing lots, and build two new 3 bedroom single family homes each having a small 600 square foot secondary suite in the basement. Ms. Hay explained that due to the narrow width of the lots, meeting all the requirements of the

Single Family Residential [RS-1] zone would not allow for a sufficient building envelope for the proposed principal buildings; therefore, variances are being requested.

Bill Brown advised that the applicant was not able to attend the meeting.

Committee Members had the following questions and comments:

- Members liked the design; thought it was a good fit for the neighbourhood and will increase density, which is needed in Esquimalt.
- A member asked staff for clarification on the setbacks. Ms. Hay explained that the Zoning Bylaw for a single family dwelling requires a side yard setback of at least 1.5 metres from one interior side lot line and at least 3 metres from the other side lot line, where there is no rear lane. She then explained that there is no possible way that each of these small lots could provide a 3 metre setback and still have a usable building envelope for a house. The applicant has maintained one of the 1.5 metre setbacks and the other is 1.9 metre, instead of the 3 metres.
- A member asked if the house could be redesigned to achieve 88 square metres on the main floor. Ms. Hay advised that the applicant has already maxed out their allowable floor area ratio for the parcel.
- Members liked the idea of the basement suites, but had concerns with where the extra vehicles are going to park. Ms. Hay advised that the Zoning Bylaw requires only one parking space per dwelling unit.
- A member asked if the applicant had provided a 'Green Checklist'. Ms. Hay advised that a 'Green Checklist' is not required for a Development Variance Permit application.

RECOMMENDATION:

Moved by Amy Higginbotham, seconded by Nick Kovacs: That the Advisory Planning Commission recommends to Council that the applications for Development Variance Permits, authorizing the construction of two new principal buildings as shown on plans prepared by Ryan Hoyt Designs Inc., stamped "Received May 17, 2017", and sited as detailed on the survey plan prepared by David E. Storback, B.C.L.S., of J.E. Anderson & Associates stamped "Received May 17, 2017" and including the following relaxations to Zoning Bylaw, 1992, No. 2050, for the development located at PID 007-802-293, Lot 8, Block 6, Suburban Lot 42, Esquimalt District, Plan 1153 and PID 007-802-323, Lot 9, Block 6, Suburban Lot 42, Esquimalt District, Plan 1153 [651 Grenville Avenue], **be forwarded to Council with a recommendation of approval;**

Zoning Bylaw, 1992, No. 2050, Section 34. (5) – Floor Area A 15.0 square metre reduction to the requirement that the minimum first storey of a principal building shall be 88 square metres [ie. from 88.0 square metres to 73.0 square metres];

Zoning Bylaw, 1992, No. 2050, Section 34. (7) – Building Width A 0.5 metre reduction to the requirement that no single family dwelling shall be less than 7.0 metres in width [ie. from 7.0 metres to 6.5 metres]; and

Zoning Bylaw, 1992, No. 2050, Section 34. (9)(a)(ii) – Siting Requirements – Principal Building – Side Setback A 1.1 metre decrease to the requirement that no principal building shall be located within 3.0 metres of an Interior Side Lot Line, for lots not served by a rear lane [ie. from 3.0 metres to 1.9 metres], with the total setback of all side yards not to be less than 3.4 metres [ie. from 4.5 metres to 3.4 metres total].

The reason:

The proposal is a good design and fit for the neighbourhood and will increase density, which is needed in Esquimalt. **The Motion Carried Unanimously**

3) Interim Amendments To Zoning Bylaw 1992, No. 2050

Karen Hay outlined that this interim amendment bylaw (Appendix A) is intended to provide further clarification for Council, staff, residents and developers of Esquimalt's Zoning Bylaw 1992, No. 2050; and addresses issues that have arisen since the last amendments to the Zoning Bylaw.

Committee Members had the following questions and comments:

- Members thought the proposed amendments were well done and will provide further clarification in interpreting the Zoning Bylaw.
- A member asked if any of the proposed changes are going to make a big difference in practice or how the Zoning Bylaw is interpreted. Ms. Hay advised that the majority of the changes are reflective of the Township's current practices. She then explained that some are for clarification purposes and provided the following examples; smaller play structures and pergolas would not be considered as accessory structures, and a further clarification on what parts of a building would be included in the calculation of floor area, which could result in marginally larger buildings.
- A member commented that the proposed amendment has a minimum size (greater than 1.0 square metre) for an accessory building and asked if there was a maximum size. Ms. Hay clarified that accessory buildings cannot cover more than 10% of a lot.
- A member asked for further clarification on the height calculations. Ms. Hay explained how a roof slope is determined.
- A member asked for clarification on 'Garage Setback' and what is considered the 'Front Face'. Ms. Hay advised the front face could be the porch, the steps off the porch, or whatever piece of a structure that is located closest to the 'Front Lot Line'. Ms. Hay also clarified that Section 38, 39, & 40 are the RD-1, RD-2 & RD-3 Zones and the regulation applies to single family and two family houses in those zones.
- Member suggested that in future staff consider some height and width restrictions for hedges. Some hedges are really high and impact visibility to other people's properties and also create a safety issue when signs get buried in overgrown hedges.

RECOMMENDATION:

Moved by David Schinbein, seconded by Amy Higginbotham: That the Advisory Planning Commission [APC] having considered the proposed zoning amendments [Appendix 'A'] to Zoning Bylaw 1992, No. 2050, recommends the proposed regulations; **be forwarded to Council with a recommendation of approval** as the proposed amendments provide further clarification in interpreting the Zoning Bylaw. **The Motion Carried Unanimously**

VII. STAFF LIAISON

- The Rezoning application for the Triangle Lands south, Marina View 460/464 Head Street - The Public Hearing occurred on Monday, June 12th.
- The Rezoning application for 101 Island Highway - The Public Hearing occurred on Monday, June 12th and is scheduled to go to Council on June 26th for 3rd reading.
- The Development Variance Permit Application for 398 Constance Avenue which was presented to the APC at the May 16th meeting was approved by Council on Monday, June 12th.

- The Development Permit and Development Variance Permit applications for 1151 Colville Road which were presented to APC at the May 16th meeting were approved by Council on Monday, June 12th.

VIII. COUNCIL LIAISON

- Councillor Beth Burton-Krahn advised Committee members that she really appreciates their questions and feedback on the proposed projects.
- The application for 615 Fernhill Road was presented to the Design Review Committee and the applicant has addressed some of the issues that were identified; the greenery on the south facing side, as well as the softening of the concrete.
- Really happy with the size of projects that are coming forward, they are not over whelming and it feels like people understand the community.

IX. INPUT FROM APC TO STAFF

- A member asked for an update on the Esquimalt Town Square Project. Mr. Brown advised that the developer is waiting for a Certificate of Compliance from the Municipality.
- A Member asked staff how unsightly premises are addressed. Mr. Brown advised that there is an unsightly premises bylaw and if a complaint was received, it would be referred to the Bylaw Department to investigate.
- Bill Brown advised that it is Nick Kovacs and Lorne Argyle last meeting. On behalf of Staff, Mr. Brown thanked them both for the tremendous work they have done on behalf of the community.
- A member asked if the Community Garden is still going to be located at the old Tudor House Pub site. Mr. Brown confirmed that the Community Garden will still be there.

X. NEW BUSINESS

XI. NEXT REGULAR MEETING

Tuesday, July 18, 2017

XII. ADJOURNMENT

On motion the meeting adjourned at 9:10 P.M.

CERTIFIED CORRECT:



CHAIR, ADVISORY PLANNING COMMISSION
THIS 18th DAY OF July 2017



ANJA NURVO, CORPORATE OFFICER