



**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**  
**ADVISORY PLANNING COMMISSION MEETING MINUTES**  
**HELD ON**  
**TUESDAY, JANUARY 16, 2018**  
**ESQUIMALT COUNCIL CHAMBERS**

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<b>MEMBERS PRESENT:</b>	Ken Armour (CHAIR) Amy Higginbotham Duncan Cavens	Christina Hamer Berdine Jonker Graeme Dempster
<b>ABSENT:</b>	David Schinbein	
<b>STAFF LIAISON:</b>	Trevor Parkes, Senior Planner	
<b>COUNCIL LIAISON:</b>	Councillor Beth Burton-Krahn Councillor Tim Morrison	
<b>SECRETARY:</b>	Pearl Barnard	

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**I. CALL TO ORDER**

The meeting was called to order at 7:01 p.m.

**II. ELECTION OF CHAIR**

Nominations were called for and Amy Higginbotham nominated Ken Armour, seconded by Christina Hamer. Ken Armour was elected by acclamation as Chair for the year 2018

**III. ELECTION OF VICE CHAIR**

Nominations were called for and Amy Higginbotham nominated Christina Hamer, seconded by Duncan Cavens. Christina Hamer was elected by acclamation as Vice Chair for the year 2018

**IV. LATE ITEMS**

No late items

**V. APPROVAL OF THE AGENDA**

Moved by Graeme Dempster, seconded by Christina Hamer: That the agenda be adopted as circulated. **The Motion CARRIED UNANIMOUSLY**

**VI. MINUTES**

Moved by Duncan Cavens, seconded by Berdine Jonker: That the minutes of the Advisory Planning Commission held November 28, 2017 be adopted as amended to include under **Commission member's comments and questions included, the word "*Most members liked the design*".** **The Motion CARRIED UNANIMOUSLY**

**VII. STAFF REPORTS**

**DEVELOPMENT PERMIT**

**832 Old Esquimalt Road**

**[PID 000-150-037, Lot 7, Section 11, Esquimalt District, Plan 307]**

**Purpose of the Application:**

Alex Tang outlined that the applicant is proposing to construct a side by side strata titled Two Family Residential dwelling on the subject property. No variances are required as the proposed dwelling meets the requirements of the current RD-1 Zoning.

Craig Jackman, Blue Water Developments and Mike Staite, Owner were in attendance.

Mr. Staite gave a PowerPoint presentation detailing the site plan and a brief overview of the building design, materials and landscape plan for the project. Mr. Staite outlined that three trees will be removed and replacement trees will be planted.

**Commission Member's comments and questions included:**

- A streetscape rendering showing how the proposed dwelling fits in the neighbourhood would be helpful.
- A member like that the applicant had made an effort to retain the 3 trees.
- The proposal will increase density and is an improvement to what is currently there.
- A member asked why the applicant had chosen a flat roof. *Mr. Staite advised it was due to the Zoning height requirement.* Another member suggested a rooftop garden and *Mr. Staite advised he liked that idea.*
- A member expressed concerns with the cladding material and asked why vinyl siding was chosen when we are in a world where we are getting away from plastics. *Mr. Staite advised that vinyl siding was chosen because it was an economical option that meets the building code requirements for rain screen cladding.*
- A member thought the proposed development presents an unattractive streetscape in the form of an automobile oriented box. Another member liked the appearance from the street and thought the proposed dwelling would be a nice addition to the neighbourhood and would provide more affordable housing in that area.
- A member commented there is a preference for a taller building if it creates a livable basement.
- A member asked if the applicant had any initial discussion with the neighbours. *Mr. Staite advised that he had discussion with the neighbours on both sides.*
- A member asked Staff why this application was brought to the Advisory Planning Commission given that it is all within the Zoning and no variances are required. *Mr. Parkes advised that this is a Development Permit and the scope by which the APC is evaluating the proposal is for form and character of both the building itself as well the associated landscaping.*

**RECOMMENDATION:**

Moved by Duncan Cavens, seconded by Christina Hamer: That the Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development 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 Hartmann's Drafting & Design, stamped "Received November 28, 2017", sited as detailed on the survey plan prepared by J.E. Anderson & Associates, stamped "Received January 12, 2018", for the property located at PID 000-150-037, Lot 7, Section 11, Esquimalt District, Plan 307 [832 Old Esquimalt Road] **be forwarded to Council with a recommendation for approval** as the proposed development will increase density and is consistent with the zoning regulations and the Development Permit Guidelines in the Official Community Plan. ***Motion Carried Unanimously***

**VIII. PLANNER'S STATUS REPORT**

- Three new Rezoning Applications have been received.
  - 833/835 Dunsmuir Road - 5 storey multi- residential building – (34 units market)
  - 638/640 Constance Avenue - 4 + 6 storey multiple residential building – (30 units rental)
  - 838/842 Admirals Road – 4 storey multiple residential building – 77 units rental)
- Currently there is a great deal of interest in the Community, from small lot infill through to larger scale multi family dwellings.
- 899 Esquimalt Road – (proposal for a 12 storey building) Staff are waiting for revised plans.

**IX. COUNCIL LIAISON**

Councillor Burton-Krahn advised at the Monday, January 15<sup>th</sup> Committee of the Whole Meeting that there was a discussion about the Public Consultation process for the amenity package from the CRD. The consultant team, Whistler Centre for Sustainability, has prepared a draft for the first phase of the Public Engagement and Communications Strategy Process and an Ideas Fair has been scheduled for February 22<sup>nd</sup>.

Councillor Morrison advised that he is happy to be back on the APC Commission. He then gave an update on the Special Committee of the Whole Meeting held on January 15<sup>th</sup>. Third Period Departmental Reports were discussed. Councillor Morrison advised that the Director of Development Services provided an extensive report, indicative of the high level of interest in Esquimalt for development and growth. Esquimalt's attractive location and being part of the core makes it particularly appealing to homebuyers. As a result, it is fully expected that 2018 will be a particularly busy time for development applications. Councillor Morrison advised APC members that the Director of Development Services' report is available on the Town's website.

Congratulations to the new Chair.

**X. INPUT FROM APC TO STAFF**

There was no input from the APC members

**XI. NEXT REGULAR MEETING**

Tuesday, February 20, 2017

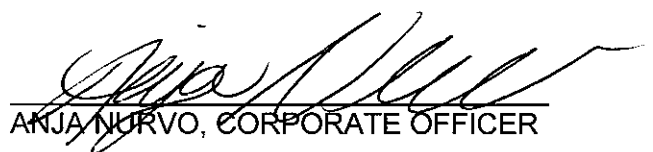
**XII. ADJOURNMENT**

On motion the meeting adjourned at 7:35 P.M.

CERTIFIED CORRECT



CHAIR, ADVISORY PLANNING COMMISSION  
THIS 20<sup>th</sup> DAY OF FEBRUARY 2018



ANJA NURVO, CORPORATE OFFICER