



## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

### ADVISORY PLANNING COMMISSION MINUTES OF JULY 17, 2018 ESQUIMALT COUNCIL CHAMBERS

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|--------------------------|--|--------------------------------|
| <b>PRESENT:</b>          | Ken Armour<br>Michael Angrove<br>Fil Ferri   | Graeme Dempster<br>Marie Fidoe |
| <b>ABSENT:</b>           | Helen Edley and Duncan Cavens  |                                |
| <b>STAFF:</b>            | Bill Brown, Director of Development Services, Staff Liaison<br>Karen Hay, Planner<br>Janany Nagulan, Planner<br>Pearl Barnard, Recording Secretary |                                |
| <b>COUNCIL LIAISONS:</b> | Councillor Tim Morrison  |                                |

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#### I. CALL TO ORDER

Ken Armour, Chair, called the Advisory Planning Commission meeting to order at 7:04 p.m.

#### II. INTRODUCTION OF NEW MEMBERS

Chair welcomed new members Marie Fidoe and Fil Ferri

#### III. LATE ITEMS

There were no late items.

#### IV. APPROVAL OF THE AGENDA

Moved by Graeme Dempster, seconded by Fil Ferri: That the agenda be approved as circulated. **Carried Unanimously**

#### V. ADOPTION OF MINUTES

Moved by Graeme Dempster, seconded by Mike Angrove: That the minutes of the APC meeting, May 15, 2018 be adopted as circulated. **Carried Unanimously**

Moved by Fil Ferri, seconded Marie Fidoe: That the minutes of the APC meeting, June 19, 2018 be adopted as circulated. **Carried Unanimously**

#### VI. STAFF REPORTS

##### 1) REZONING APPLICATION 916 and 920 Old Esquimalt Road

David Yamamoto, Zebra Design, provided an overview of the Rezoning application for 916 and 920 Old Esquimalt Road and responded to questions from the Commission.

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

- Why not Townhouses? *Single Family Dwellings have better market value.*
- Why are there no secondary suites in units A & B? *It is not economically viable and there is an outline of exposed rock that would require blasting.*

- Is street parking available in the area? *Yes*
- Setbacks on the back lots - Has there being any discussion with the neighbours? *The owner has consulted the neighbours and positive feedback was received. There will also be a Public Consultation Meeting in the future.*
- Clarification was sought on the driveway easement. *The current easement services the lot to east.*
- Perfect location for higher density.
- Single Family homes are more attractive to buyers, easier to sell and more appealing than Townhouses
- Like that the façade on the three dwellings is different
- Will any of the replacement trees be Garry Oaks? *No*
- Window location of the secondary suites. *Windows will be below grade with window wells.*
- Encourage provision of more prominent entries instead of garage doors

**RECOMMENDATION:**

Moved by Ken Armour, seconded by Graeme Dempster: The application for rezoning, authorizing five new family dwellings to be constructed on five new lots, where the existing two homes (on two lots) would be demolished, sited in accordance with the BCLS Site Plan prepared by Scott Pearce, Powell & Associates, BC Land Surveyors, stamped "Received June 12, 2018"; and incorporating the height and massing consistent with the architectural plans prepared by Zebra Residential Design, stamped "Received June 6, 2018" **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve**; as the proposal will increase density, consistent with the neighbourhood and with an attractive building design. **Carried Unanimously**

**2) DEVELOPMENT PERMIT  
480 & 482 Grafton Street**

Graeme Verhulst, Waymark Architecture and Michael Porter, Nouvell Housing provided an overview of the Development Permit application for 480 & 482 Grafton Street and responded to questions from the Commission.

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

- Why the unusual design? *An overview of the building system and design was provided*
- Have the neighbours been consulted? *Yes*
- Could this type of construction be used with a more traditional shape? *No*
- Great design, nice to see something different, interesting architecture
- Will it be owner occupied? *The owner will reside in one unit and the other will be rented out.*
- Concerns with the front façade and that it is looking directly into a car oriented pit. The Official Community Plan encourages prominent front doors
- Not consistent with the overall character of the existing dwellings on the street. Very incongruous to the neighbourhood
- Public Consultation on the building system and design would be helpful to educate the residents.

**RECOMMENDATION:**

Moved by Ken Armour, seconded by Mike Angrove: The application for a Development Permit, authorizing construction of a uniquely shaped duplex as per plans architectural

plans prepared by Waymark Architecture, stamped “Received July 12, 2018”, landscape plan prepared by Waymark Architecture stamped “Received June 1, 2018”, and site plan prepared by J.E Anderson & Associates, stamped “Received June 11, 2018”, for the property located at 480-482 Grafton Street [PID: 000-127-833, Lot 5, Suburban Lot 29, Esquimalt District, Plan 1428] **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to deny**; as the proposal is too incongruous with the surrounding houses in the neighbourhood. **Carried** (2 opposed, Graeme Dempster and Fil Ferri)

**3) DEVELOPMENT PERMIT - AMENDMENT  
468 FOSTER STREET**

David Yamamoto, Zebra Design provided an overview of the Development Permit Amendment application for 468 Foster Street, presented a PowerPoint presentation and responded to questions from the Commission.

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

- Why was this roof top deck not included in the original Development Permit application? *New owners.*

**RECOMMENDATION:**

Moved by Mike Angrove, seconded by Graeme Dempster: The application for a Development Permit amendment to accommodate a proposed roof top deck on the most northerly dwelling unit as illustrated in the design plans prepared by Zebra Design, stamped “Received July 10, 2018”, for the property located at PID 008-400-571, Lot The Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Permit amendment to accommodate a proposed roof top deck on the most northerly dwelling unit as illustrated in the design plans prepared by Zebra Design, stamped “Received July 10, 2018”, 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 by the Esquimalt Advisory Planning Commission to approve**; as the proposal is inset from the street and the north elevations and visually will not affect the street. **Carried Unanimously**

**VII. NEXT REGULAR MEETING**

Tuesday, August 21, 2018

**VIII. ADJOURNMENT**

The meeting adjourned 8:40 p.m.

CERTIFIED CORRECT

  
\_\_\_\_\_  
CHAIR, ADVISORY PLANNING COMMISSION  
THIS 21<sup>th</sup> DAY OF AUGUST 2018

  
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ANJA NURVO, CORPORATE OFFICER