



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY PLANNING COMMISSION
MINUTES OF MARCH 19, 2019
COUNCIL CHAMBERS, MUNICIPAL HALL

PRESENT:	Michael Angrove Fil Ferri Duncan Cavens	Helen Edley Chris Munkacsi
ABSENT:	Graeme Dempster and Marie Fidoe	
STAFF:	Bill Brown, Director of Development Services, Staff Liaison Karen Hay, Planner Alex Tang, Planner Fred Billingham, Planning Technician Pearl Barnard, Recording Secretary	
COUNCIL LIAISON:	Councillor Jacob Helliwell	

I. CALL TO ORDER

Mike Angrove, Vice Chair, called the Advisory Planning Commission meeting to order at 7:00 p.m.

II. LATE ITEMS

Chair to attend the Committee of the Whole Meeting April 15, 2019 at 5:45pm

III. APPROVAL OF THE AGENDA

Moved by Chris Munkacsi seconded by Fil Ferri: That the agenda be approved as amended with the inclusion of the late item. **Carried Unanimously**

IV. ADOPTION OF MINUTES

Moved by Fil Ferri seconded by Helen Edley: That the minutes of February 19, 2019 be adopted as circulated. **Carried Unanimously**

V. STAFF REPORTS

**1) DEVELOPMENT PERMIT and DEVELOPMENT VARIANCE PERMIT
1129 Munro Street**

- The applicant withdrew the application from this agenda.

**2) DEVELOPMENT VARIANCE PERMIT
1336 Wood Street**

Jake Wenaus, Applicant / Owner provided an overview of the Development Variance Permit Application for 1336 Wood Street.

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

- Did you receive any objection from the neighbours? *No, neighbours have been supportive*

RECOMMENDATION:

Moved by Duncan Cavens, seconded by Chris Mukacsi: The application for a Development Variance Permit allowing external alterations to the existing property at 1336 Wood Street, as illustrated in the architectural drawings prepared by Adapt Design, stamped “Received January 22, 2019”, sited as detailed on the survey plan prepared by Wey Mayenburg, stamped “Received January 22, 2019”, and including the following variances for the property located PID 006-375-294, Lot 59, Suburban Lot 37, Esquimalt District, Plan VIP 2854 [1336 Wood Street] be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve; as the proposal is a relatively minor change and does not affect the streetscape too much:

Zoning Bylaw, 1992 No.2050, Section 34 (9)(a)(i)- Siting Requirements- Primary Building- Front Setback: A 4.3m reduction in the requirement that no principal building be located within 7.5m of the Front Lot Line, specifically for the front of the building to be extended and front steps relocated towards the Front Lot Line [set back to be changed from 7.5m to 3.2m]” **Carried Unanimously**

Helen Edley declared a conflict of interest with the next agenda item, as she owns a business in the building, and left the meeting at 7:10 pm.

**3) DEVELOPMENT VARIANCE PERMIT
1234 Esquimalt Road [Action Motorcycles]**

Kerri Wilk, Action Motorcycles, Nicole Parker, Keay Architecture Ltd., provided an overview of the Development Variance Application for 1234 Esquimalt Road, and responded to questions from the Committee.

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

- What is the average parking ratio for car to motorcycle use? *Today there were three cars, the rest were motorcycles.*
- The number of businesses in that location is being reduced; therefore fewer parking spaces should be required.
- A bicycle rack is needed at the front of the building.

RECOMMENDATION:

Moved by Duncan Cavens, seconded by Chris Munkacsi: That the Development Variance Permit to legitimize the existing parking as illustrated in the Parking Plan provided by Keay Architecture Ltd., stamped “Received February 14, 2019”, by authorizing the following variance to the Parking Bylaw 1992, No. 2011, for the property located at 1234 Esquimalt Road [PID: 026-617-340; Lot 1 Suburban Lot 40 and 41 Esquimalt District Plan VIP80657] **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve**; as it is a relatively minor change:

Parking Bylaw, 1992, No. 2011, Part 5 – Parking Requirements, Section 13 – Number of Off-Street Parking Spaces (b) Commercial (uses Retail, Restaurant, Other – repair shop) – Allow a reduction in the number of spaces, from 56 vehicle spaces required, to 18 vehicle spaces and 40 motorcycle parking spaces. **Carried Unanimously**

Helen Edley returned to the meeting at 7:15 pm.

**4) OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION
616 Constance Avenue; 620 Constance Avenue; 619 Nelson Street; 623 Nelson Street;
and 1326 Miles Street**

Troy Grant, Sierra Land Construction Inc. and Vance Harris, DIALOG provided an overview of the Official Community Plan Amendment and Rezoning Application for 616 and 620 Constance Avenue, 619 and 623 Nelson Street and 1326 Miles Street, and responded to questions from the Committee.

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

- Members liked the design but questioned if this was the right location and fit for the community. Members questioned the vision of this neighbourhood.
- Concerns with the height.
- Members had mixed opinions regarding the provision of commercial space at the subject property. Members debated the merit of having commercial activity in this location and whether it would be more suitable to a main corridor like Esquimalt Road and Admirals Road. As the adjacent properties are currently residential, members were unsure about the addition of commercial use in that location.
- Suggestion to put the daycare on the first floor and add more residential units to the second floor.
- Like the variety of units, the green space and its usability.
- Questioned the parking and handicap parking especially for the accessible units. *There will be designated handicap parking spaces and the studio units do not have parking spaces.*
- Like the idea of the collaboration with a non profit organization.
- Questioned the green standards in relation to Corvette Landing and passive house. *Will try to build to passive house standards. Goal for carbon neutral is partially achieved by the use of mass timber.*
- The density bonus amenities need to be detailed.

RECOMMENDATION:

Moved by Duncan Cavens, seconded by Helen Edley: That the application for an Official Community Plan Amendment and Rezoning, authorizing a 45 metre [12 storeys], 109 unit, commercial mixed use, multiple family residential building, sited in accordance with the BCLS Site Plan provided by McElhanney Consulting Services, Ltd., stamped "Received March 12, 2019", and incorporating height and massing consistent with the architectural plans provided by DIALOG, stamped "Received March 12, 2019", detailing the development proposed to be located at 616 Constance Avenue [PID 000-713-465 Lot 95, Suburban Lot 44, Esquimalt District, Plan 2854], 620 Constance Avenue [PID 000-819-832 Lot 4, Suburban Lot 44, Esquimalt District, Plan 3135], 619 Nelson Street [PID 006-393-608 Lot 84, Suburban Lots 44 and 45, Esquimalt District, Plan 2854], 623 Nelson Street [PID 006-278-647 Lot 3, Suburban Lot 44, Esquimalt District, Plan 3135], and 1326 Miles Street [PID 006-375-723 Lot 96, Suburban Lot 44, Esquimalt District, Plan 2854] + [PID 006-375-693 Lot 85, Suburban Lot 44, Esquimalt District, Plan 2854] **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve; subject to:** That staff investigate whether the proposed amenity is suitable given the extra density. Reason: The proposed development corresponds well with approved developments in the neighbourhood. **Motion Carried** (2 opposed Mike Angrove and Fil Ferri)

VI. REVIEW OF DRAFT STRATEGIC PRIORITIES AND GOALS WITH OPERATIONAL STRATEGIES 2019 – 2023

Commission comments included:

- Would have been helpful to have a Mission and Vision Statement.
- Would like to see the Township develop design guidelines.
- Concerns that there is a lot to accomplish, would like to see more prioritizing.

VII. CHAIR TO ATTEND COTW MEETING APRIL 15, 2019 AT 5:45 PM

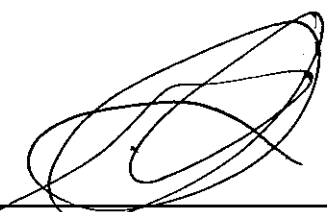
Commission comment:

- Commend staff on the new rezoning signs.
- Would like the Staff Reports to include questions for members to consider.

VIII. ADJOURNMENT

The meeting adjourned 8:45 p.m.

CERTIFIED CORRECT



CHAIR, ADVISORY PLANNING COMMISSION
THIS 16th DAY OF APRIL 2019



ANJA NURVO, CORPORATE OFFICER