



**CORPORATION OF THE TOWNSHIP OF ESQUIMALT
ADVISORY PLANNING COMMISSION
MINUTES
HELD ON
NOVEMBER 17, 2009
COUNCIL CHAMBERS**

MEMBERS PRESENT:	Rod Lavergne, A/Chairperson Joanne Kimm Darwin Robinson Ramona Scott Ed Williams
REGRETS:	Jaime Hilbert Gerald Froese
STAFF LIAISON:	Trevor Parkes, Senior Planner
COUNCIL LIAISON:	Randall Garrison
SECRETARY:	Marie Letham

One member of the public in attendance

I. CALL TO ORDER

The Chair called the meeting to order at 7:00 p.m. and outlined the meeting procedures and role of the Advisory Planning Commission.

II. LATE ITEMS

Moved by Ramona Scott, seconded by Joanne Kimm that the comments from APC Member, Gerald Froese be considered when dealing with the item VI. (1) and that correspondence regarding Secondary Suites in BC Building Code be added under Business from Minutes.
The motion **CARRIED**.

III. ADOPTION OF AGENDA

Moved Darwin Robinson, seconded by Joanne Kimm that the agenda as amended be adopted.
The motion **CARRIED**.

IV. ADOPTION OF MINUTES

The adoption of the October 20th, 2009 minutes was postponed until the next meeting, as some of the members packages were incomplete.

V. BUSINESS FROM MINUTES

Secondary Suites in BC Building Code

A letter dated November 14, 2009 was sent to the Minister of Housing and Social Development by the Chairperson asking for an interpretation of Appendix A - 9.36.1.1. regarding strata titled duplexes as they pertain to secondary suites.

The letter was received for information.

VI. STAFF REPORT

- (1) **REZONING, OCP AMENDMENT AND DEVELOPMENT PERMIT**
924 Esquimalt Rd, [Lot 2, Section 11, Esquimalt District, Plan 13060]
928 Esquimalt Rd, [Lot 1, Section 11, Esquimalt District, Plan 13060]
912 Carlton Terrace, [Lot 3, Section 11, Esquimalt District, Plan 13060]
914 Carlton Terrace, [Lot 4, Section 11, Esquimalt District, Plan 13060]

Pradip Misra, Architect, Zeljko Mlinar, Realtor, and Ivica Kolabric, Developer, attended on behalf of the owners Kang and Gill to present the proposal to build a new 62 unit, 6 storey, wood frame strata-titled building.

Pradip Misra outlined the history of the project previously approved in June 2008. He stated that the Code was not in effect at that time to allow six storey, wood frame construction. Since that time the Code has been changed to allow this type of construction and his client wishes to building six storeys instead of the previously approved four storey building. He commented that the footprint is the same, with a few small changes. There will be a roof top garden as well as a green roof.

In response to a question from a Commission member regarding separation between floors, would concrete be between each floor. Padrip Misa responded that they would normally do this to achieve fire separation.

Darwin Robinson asked if there would be storage areas for the units.

The architect responded that storage would be in the basement.

Darwin Robinson inquired if there was clearance for over-height vehicles entering the underground parking and also if the 75 parking spaces were for all full size cars.

Padrip Mishra responded, that there was sufficient clearance for larger vehicles. He stated that there are spots for 44 full size car spaces and 31 small car spaces proposed.

Ed Williams inquired if the rezoning was to an RM-5 or a Comprehensive Development zone [CD].

Padrip Misra responded that they are now applying for a CD zone.

Trevor Parkes, Staff Liaison, commented that the applicant had revised the plans. The agenda packages had gone out prior to the revised plans coming to the department. Trevor Parkes, in order to clarify the slight discrepancy, referred the Commission to page 1 of his report commenting that with the revision of the plans their is a slight change. The revised landscape plan was Received November 13th (vice November 12th) and that the parking chart for the proposed CD zone should *now* read "*Visitor Parking = 13 and total proposed 75 spaces, parking ratio = 1.2*"

Ramona Scott inquired of the applicants what is a "*luxury condominium*"?

Zeljko Mlinar responded that this proposed building will be on the high side of the street and have stunning water views. The quality of the finishing will be quite grand. This building will change the gateway to Esquimalt and will be a real positive imagine.

Ramona commented on the vacancy of luxury condominiums and stated she would like to see more affordable houses for a mix of people.

Zeljko Mlinar responded that there is a mix use there is something for everyone.

Rod Lavergne expressed concern regarding the green roof, he commented 15 years from now he would like to see would it looks like. He stated that he would like to see the green roof underwritten by some other government agency.

Rod Lavergne commented he would rather see hard-plank rather than stucco.

In response to the materials Padrip Misra commented that hardi-plank would not be an acceptable material.

Public Input:

Derek Pane, 950/952 Lampson Place had concerns regarding:

- he knows that the lot will be developed, however height is an issue
- he stated he has an unique property and the water view will be lost.

APC Comments:

Darwin Robinson stated he was not in favour of wood frame construction. Esquimalt has many 1960 wood frame buildings and now the community is paying for it. He stated he would prefer concrete construction, but would support a high end strata building.

Ramona Scott commented that this is a high density area. She likes the shape of the building, the green space in the rear. She felt that the building is not over whelming. She is in favour.

Joanne Kimm commented that the area is in need of re-vitalization. She felt that the proposal was not too large. She stated that views are not owned. Joanne Kimm commented that the area needs this type of development.

Ed Williams referred to the OCP review on height and density. That the Head/Esquimalt/Dominion Road area will have less impact on existing residents. This area has incredible views. He stated he was surprised at the wood construction of a six storey building. He commented that he was in favour.

In response to a question Pradip Misra stated that the building will be sprinklered.

Rod Lavergne commented that he was concerned about the longevity of the green roof. He encourages Council to take a close look at green roofs. He stated he was in favour.

RECOMMENDATION:

Moved by Darwin Robinson, seconded by Ramona Scott that the Esquimalt Advisory Planning Commission (APC) resolves to forward the application for Rezoning, OCP Amendment and Development Permit for 924 Esquimalt Rd, [Lot 2, Section 11, Esquimalt District, Plan 13060] 928 Esquimalt Rd, [Lot 1, Section 11, Esquimalt District, Plan 13060] 912 Carlton Terrace, [Lot 3, Section 11, Esquimalt District, Plan 13060] 914 Carlton Terrace, [Lot 4, Section 11,

Recommendation (cont'd)

Esquimalt District, Plan 13060], that would authorize and control the form and character of the proposed six storey, 62 unit development, to Council with a **recommendation of approval** with the condition that Council carefully consider issues surrounding the inclusion of the green roof in the design.
The motion **CARRIED**.

VI. PLANNER'S STATUS REPORT

Trevor Parkes presented the following status of recent applications:

883 Admirals Road [Non-Strata Duplex DP]. COTW supported staff recommendation that the DP be forwarded to Council with a recommendation of approval. Application was approved by Council November 2, 2009.

1190 Rhoda Lane [DVP – Waiver of OCP No Build Area and Reduction in Waterfront Setback] Application is held in abeyance pending final approval of the 6 lot strata subdivision. Staff expect to forward the application to the regular meeting of COTW on December 14, 2009.

937 Rankin Road [DVP for accessory building in front yard]. COTW supported staff recommendation that the DVP be forwarded to Council with a recommendation of approval. Application is scheduled to be presented to Council December 7, 2009.

1153 Esquimat Road [DP for security fencing in front of Country Grocer]. COTW supported staff recommendation that the DP be forwarded to Council with a recommendation of approval. Application is scheduled to be presented to Council December 7, 2009.

Esquimalt Village Project:

On October 13th COTW received a report from consultants with proposed land use options for Site 1. This information is available on the Esquimalt webpage. A Public Open House is scheduled for **Tuesday, November 24, 2009 from 5pm until 8pm in Council Chambers**. This will provide an opportunity for the public to view the proposed options and provide feedback to the consultants and staff regarding the future of the Site 1 area.

OCP Height and Density Review:

Staff held two workshops for the public to learn about the issues surrounding height, massing and density within Esquimalt. These workshops occurred Saturday, October 3rd from 9:30am until 12:00pm in Council chambers and Tuesday, October 6th from 7:00pm until 9:30pm. Each session was well attended

and positive feedback was provided. Staff will be presenting a report to the COTW relating to this issue on November 30, 2009.

VII. COUNCIL LIAISON

Councillor Garrison reported that on November 23rd, 2009 interviews were being conducted for new appointees to Commissions, Committees and Boards.

In response to a question regarding parking issues. Councillor Garrison advised that a review committee is to be struck to undertake a comprehensive review of the parking regulations in the Streets and Traffic Bylaw.

VIII. NEW BUSINESS

Attendance at APC Meeting

The A/Chair advised that this matter has been dealt with

Appreciation to APC Secretary

The A/Chair, thanked Marie Letham for representing the Commission at the Celebration of Life for Don Marsden.

IX. NEXT REGULAR MEETING

The next regularly scheduled meeting is December 15th, 2009.

X. ADJOURNMENT

On motion the meeting adjourned at 8:40 p.m.

Certified Correct

Rod Lavergne, A/Chairperson