



**CORPORATION OF THE TOWNSHIP OF ESQUIMALT  
ADVISORY PLANNING COMMISSION  
MINUTES  
HELD ON  
MARCH 16, 2010  
COUNCIL CHAMBERS**

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**MEMBERS PRESENT:** Joanne Kimm, A/Chairperson  
Rod Lavergne  
Ramona Scott  
Christopher Smith  
Ed Williams  
Jaime Hilbert

**REGRETS:** Gerald Froese

**STAFF LIAISON:** Trevor Parkes, Senior Planner

**COUNCIL LIAISON:** Alison Gaul

**SECRETARY:** Karen Hay, Planning Technician

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There was 1 member of the public in attendance

**I. CALL TO ORDER**

The Chair called the meeting to order at 7:05 p.m. and outlined the meeting procedures and role of the Advisory Planning Commission.

**II. LATE ITEMS**

No Late Items

**III. ADOPTION OF AGENDA**

Moved Ramona Scott, seconded by Joanne Kimm that the agenda be approved.  
The motion **CARRIED**.

**III. ADOPTION OF MINUTES**

(1) The minutes of the January 19, 2010 were not available for adoption.  
The chair requested they be prepared for the April meeting.

(2) Moved by Ramona Scott, seconded by Christopher Smith the February 16, 2010 minutes were adopted.

#### **IV. BUSINESS FROM THE MINUTES**

(1) The motion from the February 16, 2010 meeting that a review of the zoning setbacks for Infill Housing be undertaken.

Trevor Parkes, Senior Planner explained that by not having infill housing zones the municipality has increased control over what is built on new properties. If existing lots were zoned for infill housing many property owners could simply go through the subdivision process. By forcing property owners to apply for a development permit and to rezone it allows Development Services staff the opportunity to work with developers to create higher quality developments.

Joanne Kimm expressed concern about the number of variances to the setback requirements with many development proposals.

Trevor Parkes stated that often proposed developments will meet the OCP guidelines, other times developers will exceed what staff has suggested and then developments will be sent for APC 'Consideration'.

#### **V. STAFF REPORT**

##### **Bylaw to Amend the Official Community Plan Regarding Height and Density in Multi-Unit Residential and Commercial Mixed Use Buildings**

Report from Barbara Snyder, Director of Development Services

Trevor Parkes reiterated the reasons for the OCP height and density review and the process that took place over the past year, culminating in the February 15, 2010 decision by Council to direct staff to write the amending bylaw before them this evening.

Christopher Smith expressed concern creativity needs to be used in future development and as an example declared that some of the properties in the Saxe Point area would be better as small single family lots instead of duplexes.

Ed Williams declared he would not vote in favour of the bylaw, called the process an exercise in futility that will not encourage future development within the community and that each application needs to be evaluated on its own merits.

Rod Laverne stated he would vote in favour although he would prefer to see no numbers in the OCP, does not want to see towers on small lots but that there are sites in Esquimalt that could support more than 12 storeys. Has conducted a personal survey of Victoria buildings and the tall buildings in Victoria are between 10-12 storeys with one being built at 14 storeys. Increasing allowable heights would not solve developers budgeting problems.

Ed Williams requested Trevor review the relationship between height and density.

Trevor Parkes explained that an increase in F.A.R. from 2.0 to 3.0 was a significant increase in density and that there are other methods of constraining buildings such as setbacks, lot coverage and height. That constraining height but increasing F.A.R. could result in more compressed buildings. Density bonusing is still available if developers want to go higher with buildings.

Jaime Hilbert stated she has concerns with the process that arrived at the bylaw but not with this bylaw.

Ramona Scott affirmed that it is important that Council have a vision of the community that citizens want to see and that we let developers know what that vision is. Taxes will never go down and there is no evidence that development lowers taxes, bigger buildings allow developers to make more money but don't necessarily improve the community. Esquimalt is a bedroom community to Victoria and as such does not require one of every amenity, but need to have ability to tailor development for each site. She would like to see more detailed neighbourhood plans and no 20 storey buildings.

Joanne Kimm stated increasing allowable F.A.R. is a bonus to developers and questioned why accessible housing was being added as a consideration for density bonusing.

Trevor Parkes explained that accessible features that allowed those with special needs to live in a building would be considered for density bonuses. The OCP is a policy document that provides guidance, it is not prescriptive but identifies areas where the community feels increased density is appropriate but each property would still need to go through the rezoning process.

#### **RECOMMENDATION:**

Moved by Ramona Scott, seconded by Joanne Kimm that the Advisory Planning Commission resolves that OFFICIAL COMMUNITY PLAN BYLAW, 2006, NO. 2646, AMENDMENT BYLAW [NO. 6], 2010, No. 2730 be forwarded to Council with a recommendation of support.

The motion CARRIED, 5 in favour 1 opposed.

#### **V. PLANNER'S STATUS REPORT:**

Recovery Homes: COTW supported staff recommendation to amend Zoning Bylaw No. 2050 to regulate Recovery Homes in Esquimalt. On February 1, 2010 Council granted the Amending Bylaw for 1<sup>st</sup> and 2<sup>nd</sup> reading and directed staff to schedule a Public Hearing. Public Hearing was held March 15, 2010 and Amending Bylaw was given 3<sup>rd</sup> reading and adoption. Staff intends to keep the draft zoning regulations on file so that, in the event a Recovery Home use is applied for, the Amending Bylaw can be submitted as part of the application.

933 Colville Road: [Rezoning and DP for a SFD and Meditation Centre]. COTW supported staff recommendation that the application be forwarded to Council with a

recommendation of approval. Staff intends to present the amending bylaw for 1<sup>st</sup> and 2<sup>nd</sup> reading at the regular meeting of Council on April 6, 2010.

1187 Colville Road: [Rezoning and DP for 2 new SFD]. COTW supported staff recommendation that the application be forwarded to Council with a recommendation of approval. Staff intends to present the amending bylaw for 1<sup>st</sup> and 2<sup>nd</sup> reading at the regular meeting of Council on April 6, 2010.

847 Carrie Street: [Rezoning and DP to renovate existing home and construct 2 new SFDs]. COTW supported staff recommendation that the application be forwarded to Council with a recommendation of approval. Staff intends to present the amending bylaw for 1<sup>st</sup> and 2<sup>nd</sup> reading at the regular meeting of Council on April 6, 2010.

780-782 Lampson Street: [Rezoning and DP for a 2 unit addition to create a fourplex]. Staff met with the applicant and the designer to discuss the recommendation of APC members to reduce the size of the proposed building. The applicant intends to redesign the project and return it to APC for consideration in April.

#### **VI. COUNCIL LIAISON**

No Report

#### **VII. NEW BUSINESS**

- (1) Rod Laverne announced he would be resigning from the APC for health reasons effective March 17, 2010.  
Members wished him well and thanked him for his service.

#### **VIII. NEXT REGULAR MEETING**

The next regularly scheduled meeting is April 20, 2010.

#### **IX. ADJOURNMENT**

On motion the meeting adjourned at 7:58 p.m.

Certified Correct

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Joanne Kimm, A/Chairperson