



CORPORATION OF THE TOWNSHIP OF ESQUIMALT
ADVISORY PLANNING COMMISSION MEETING MINUTES
HELD ON
TUESDAY SEPTEMBER 15, 2015
ESQUIMALT COUNCIL CHAMBERS

MEMBERS PRESENT: Nick Kovacs Lorne Argyle
Blair Bouchier Christina Hamer
Amy Higginbotham

REGRETS: Mark Salter
David Schinbein
Councillor Susan Low

STAFF LIAISON: Trevor Parkes, Senior Planner
Krystal Wilson, Planning Technician

COUNCIL LIAISON: Councillor Tim Morrison

SECRETARY: Simone Manchip

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m. by the Chair

II. LATE ITEMS

None

III. ADOPTION OF AGENDA

Moved by Lorne Argyle seconded by Blair Bouchier that the agenda be adopted as distributed.
The Motion **CARRIED UNANIMOUSLY.**

IV. ADOPTION OF MINUTES – August 18, 2015

Correction made to Section III – Election of Vice Chair. David Schinbein was elected Vice Chair by a 3-2 vote.

Moved by Lorne Argyle seconded by Blair Bouchier that the minutes of the Advisory Planning Commission held August 18, 2015 be adopted as amended.
The Motion **CARRIED UNANIMOUSLY.**

V. BUSINESS FROM MINUTES

There was no outstanding business from the Minutes.

VI. STAFF REPORTS

DEVELOPMENT VARIANCE PERMIT

8-300 Plaskett Place

PID 017-658-161 Lot 8, Section 11, Esquimalt District, Plan VIS2246

Purpose of the Application

Krystal Wilson, Planning Technician outlined that the applicant has constructed a balcony over an existing patio, located at the rear of the principal building without the benefit of a Building Permit. This application for a Development Variance Permit is required as the balcony contravenes zoning regulations pursuant to the RS-1 zone.

The owners are requesting a Development Variance Permit to allow the balcony to be sited 2.6 metres within the rear setback.

Teodora Kristof, Applicant/Owner presented the application.

APC Questions/Comments:

- Where the neighbours approached regarding the deck?

The applicant responded that she brought her case forward at the September 2, 2015 Strata Council meeting. The Strata Council did not feel that her case was within their jurisdiction.

Staff commented that when the application is forwarded to Council for consideration, a notice will be sent out to all residents within a 50m radius of the applicants property.

- Concerned about privacy for south and north facing neighbours due to clear glass on deck. Recommend adding frosted glass to provide privacy from deck to south and north neighbouring properties.

RECOMMENDATION:

Moved by Amy Higginbotham, seconded by Blair Bouchier that the Advisory Planning Commission recommends to Council that the application for a Development Variance Permit authorizing the construction as shown on the pictures taken September 9, 2015 and sited as detailed on the survey plan prepared by Michael Claxton Land Surveying Inc., stamped 'Received August 14, 2014' and including the following relaxations to Zoning Bylaw, 1992, No. 2050, for the development located at PID 017-658-161, Strata Lot 8, Section 11, Esquimalt District, Strata Plan VIS2246, Together With An Interest In The Common Property In Proportion to The Unit Entitlement Of The Strata Lot As Shown On Form 1 [8-300 Plaskett Place], be forwarded to Council with a recommendation **to deny the application.**

Zoning Bylaw, 1992, No. 2050, Section 34(9)(a)(iii) – Rear Setback: a 2.6 metre reduction to the required 7.5 metre rear setback [i.e. from 7.5 metres to 4.9 metres].

The Motion **carried 3 in favour, 2 opposed** (Nick Kovacs and Christina Hamer).

REZONING APPLICATION

865/867 Kindersley Street

PID 004-671-961 Lot A, Section 10, Esquimalt District, Plan 12881

Purpose of the Application

Trevor Parkes, Staff Liaison outlined that the applicant is requesting a change in zoning from the current RD-1 [Two Family Residential] zone to a Comprehensive Development zone [CD] to allow one additional Single Family Residence to be constructed on the rear portion of this site. The existing residence including the existing secondary suite would be retained on a separate fee simple lot.

Should the rezoning be approved, the form and character of the buildings and landscaping would be controlled by a development permit that would be considered by Council at a future date.

Rus Collins, Zebra Designs and Shaun Wedick presented the application.

Mr. Collins commented that they will work on the angle of the proposed driveway in order to protect the existing boulevard tree.

Mr. Wedick commented that they did canvass the neighbourhood and the neighbours are supportive of the proposed project.

APC Comments:

- Like the proposed enhancement of the existing home and the design of the proposed new home
- As noted in Parks Department comments, members recommended providing more detail for the landscape plan prior to submitting to Council.
- Concern regarding the use of asphalt for driveway serving new home, not desirable.
- Excellent proposal. Achieves goals of the Official Community Plan and will enhance the streetscape on Coles.

RECOMMENDATION:

Moved by Lorne Argyle, seconded by Amy Higginbotham that the Esquimalt Advisory Planning Commission recommends to Council that the application for rezoning, authorizing a new single family dwelling sited in accordance with the survey plan prepared by Alan Powell representing Powell and Associates BC Land Surveyors, stamped "Received September 4, 2015", and incorporating height and massing consistent with the architectural plans provided by Zebra Design detailing the development proposed to be located at PID 004-671-961, Lot A, Section 10, Esquimalt District, Plan 12881 [865/867 Kindersley Street] and stamped "Received August 31, 2015", be forwarded to Council with a recommendation to **approve, the application.**

The Motion **carried unanimously.**

VII. STAFF LIAISON

1038 Colville Road: [Rezoning] APC recommended the application to change the zoning from RD-3 to a CD zone to allow the installation of two, single unit infill homes be approved on February 17, 2015. Application was presented to Council on May 25, 2015 and amendment bylaw was granted 1st and 2nd reading. Public Hearing occurred on June 22, 2015 and Council read the bylaw a third time withholding adoption pending registration of a S.219 Covenant prohibiting Secondary Suites. The amendment bylaw was presented to

Council for adoption September 14, 2015, Council adopted the bylaw thereby changing the zoning.

464 Grafton Street: [Development Variance Permit] APC recommended the application to authorize a fence 1.85 metres in height be approved on August 18, 2015. Due to the applicant being unavailable to attend the September 14th Council meeting the application will be presented to Council on September 28, 2015.

519 Foster Street: Council read the zoning amendment bylaw a third time and adopted it on July 13, 2015. The applicant submitted an application for Development Permit on September 4, 2015 which will be presented at the October DRC meeting.

VIII. COUNCIL LIAISON

Councillor Morrison provided an update from the September 14, 2015 Council meeting.

- The West Bay Design Guidelines were endorsed to be sent back to the stakeholders to review.
- Council committed to do Official Community Plan (OCP) reviews this fall (2015).
- As noted in the September 13, 2015 Times Colonist, the McLoughlin Point site has been ruled out to house a sewage plant.
- A number of Developers have responded to the Expression of Interest for the Esquimalt Village Plan.

IX. INPUT FROM APC TO STAFF

None

X. NEW BUSINESS

None

XI. NEXT REGULAR MEETING

Wednesday, October 21, 2015

XII. ADJOURNMENT

On motion the meeting adjourned at 8:20 P.M.

CERTIFIED CORRECT:



CHAIR, ADVISORY PLANNING COMMISSION

THIS DAY OF , 2015

ANJA NURVO,
CORPORATE OFFICER