



**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**  
**ADVISORY PLANNING COMMISSION MEETING MINUTES**  
**HELD ON**  
**TUESDAY NOVEMBER 17, 2015**  
**ESQUIMALT COUNCIL CHAMBERS**

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**MEMBERS PRESENT:** Nick Kovacs, Chair      Amy Higginbotham  
David Schinbein      Graeme Dempster

**REGRETS:** Christina Hamer  
Lorne Argyle  
Mark Salter

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

**COUNCIL LIAISON:** Councillor Susan Low  
Councillor Tim Morrison

**SECRETARY:** Simone Manchip

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**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**

Trevor Parkes, Senior Planner noted that the table in Section 5, page 3 of the Staff Report for 322 Plaskett Pl be amended. The building height under CD – 95 Zone, Site A should read 7.0m.

Moved by Amy Higginbotham seconded by David Schinbein that the agenda be adopted as amended.

The Motion **CARRIED UNANIMOUSLY.**

**IV. ADOPTION OF MINUTES – OCTOBER 21, 2015**

Moved by David Schinbein seconded by Amy Higginbotham that the minutes of the Advisory Planning Commission held October 21, 2015 be adopted as distributed.

The Motion **CARRIED UNANIMOUSLY.**

**V. BUSINESS FROM MINUTES**

There was no outstanding business from the Minutes.

**VI. STAFF REPORTS**

**(1) REZONING APPLICATION**

**322 Plaskett Place**

**PID 009-289-810, Lot 8, Block 14, Section 11, Esquimalt District, Plan 195A**

**Purpose of the Application**

Trevor Parkes, Staff Liaison, outlined that the applicant is requesting a change in zoning from the current RS-3 [Single Family Waterfront Residential] zone to Comprehensive Development District No. 95 [CD-95] to allow one additional Single Family Waterfront Residence to be constructed on southwestern waterfront portion of this site. The existing residence would be retained on a separate fee simple lot that would retain a substantial amount of waterfront property thereby preserving the context of this home.

While this is a Comprehensive Development District rezoning application, should the rezoning be approved, the proposed development would be exempt from the OCP Development Permit Guidelines for Single-Unit Infill Housing. Accordingly, staff have recommended to the applicant that he voluntarily register a Land Title Act Section 219 covenant respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of the proposed single family home detailed in the rendering provided by the applicant, stamped "Received September 16, 2015", the architectural plans provided by Mesa Design Group, stamped "Received September 16, 2015", the landscape plan provided by Koi Dragon Enterprises Ltd., stamped "Received September 16, 2015", and siting in accordance with the survey plan prepared by Island Land Surveying Ltd., stamped "Received October 16, 2015".

Michael Hodson, Owner, David Lunt, T-Square Designs and Deane Strongitharm, City Spaces Consulting were in attendance.

Deane Strongitharm, representing City Spaces Consulting presented a Powerpoint presentation that addressed the recommended conditions from the December 17, 2013 Advisory Planning Commission meeting.

**APC Comments:**

Members commented that they liked the design and were pleased to see that the applicant had been able to address the issues identified in 2013. Members accepted that the height of the proposed building did not exceed that allowed in existing single family zones and that the increase in height was not a fundamental change to the original design, rather it was driven by the need to raise the lower floor height to accommodate sea level rise and tsunami concerns. Members commented that this proposal was far less impactful than the potential to construct 3 or possibly 4 new homes on this lot and that this proposal represented a balance between preserving trees and open space and allowing development to occur.

**RECOMMENDATION:**

Moved by David Schinbein, seconded by Graeme Dempster that the 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 Island Land Surveying Ltd., stamped "Received October 16, 2015", and incorporating height and massing consistent with the architectural plans provided by Mesa Design Group, detailing the development proposed to be located at PID 009-289-810, Lot 8, Block 14, Section 11,

Esquimalt District, Plan 195A [322 Plaskett Place] and stamped “Received September 16, 2015”, be forwarded to Council with a recommendation **for approval**.

The Motion **carried unanimously**.

**(2) REZONING (Comprehensive Development District) and OFFICIAL COMMUNITY PLAN AMENDMENT**  
**616 and 620 Lampson Street**  
**PID 005-988-446, Lots 5, Section 11, Esquimalt District, Plan 4618**  
**PID 005-988-497, Lots 6, Section 11, Esquimalt District, Plan 4618**

**Purpose of the Application**

Karen Hay, Planner, outlined that the applicant is requesting to amend the zoning for the two subject parcels to allow twelve [12] new townhouse units, constructed as a single row house style building.

The two existing houses would be demolished and the twelve new dwelling units would be constructed. 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.

This proposal requires an amendment to the current Official Community Plan, changing the land use designation for the subject properties, from ‘Multi-Unit, Low-Rise Residential’ (up to four storeys) to ‘Townhouse Residential’.

John Keay, representing Keay Cecco Architecture Ltd, Keith Grant, Landscape Architect and the property owners were in attendance.

John Keay, representing Keay Cecco Architecture Ltd. and Keith Grant, Landscape Architect presented the application.

Onsite amenities include: a garden plot, roof top patios, and private outdoor space for each unit, play equipment and enclosed garages. There will be car share memberships offered to owners, and electric charging stations in each unit. The proposed project will be built to green building standards.

**APC Comments:**

Members commented that they like the building design; they identified concerns regarding insufficient parking and how it will impact the community.

**RECOMMENDATION:**

Moved by David Schinbein, seconded by Graeme Dempster that the Advisory Planning Commission [APC] recommends to Council that the application for a rezoning and OCP amendment, authorizing twelve (12) townhouse dwelling units as sited on the survey plans prepared by Bradley Cunnin Land Surveyor stamped “Received October 30, 2015 and incorporating the height and massing consistent with the architectural plans provided by Keay Cecco Architecture Ltd., stamped “Received November 4, 2015”, detailing the development proposed to be located at PID 005-988-446, Lots 5, Section 11, Esquimalt District, Plan 4618 and PID 005-988-497, Lots 6, Section 11, Esquimalt District, Plan 4618. [616 and 620 Lampson Street], be forwarded to Council with a recommendation **for approval with no parking relaxation**.

The Motion **carried unanimously**.

**(3) REZONING APPLICATION**

**826 Esquimalt Road**

**PID 006-075-495, Lot 2, Section 11, Esquimalt District, Plan 4225**

**Purpose of the Application**

Trevor Parkes, Staff Liaison, outlined that the applicant is requesting a change in zoning from the current RD-3 [Two Family/ Single Family Residential] zone to a Comprehensive Development District zone [CD]. This change is required to accommodate the proposed 6 storey, 32 unit, multiple family residential building including a grade level podium structure containing a lobby, utility areas, bicycle and mobility scooter parking as well as a 19 space parking garage. The podium would extend to the, north, west and east property lines but would maintain a 5.0 metres setback from the street while the 5 storey tower section would step modestly inward on the north, west and east sides thereby somewhat mitigating the perceived mass of the building.

This site is located within Development Permit Area No. 1 – Multi-Unit Residential. Should the rezoning application be approved, the applicant would need to obtain a Development Permit respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of the proposed 6 storey, 32 unit multiple family residential building which would be considered by both the DRC and Council at future dates.

Michael Levin, representing Praxis Architects Inc., presented the details of the proposed project.

**APC Comments:**

Members commented that this site is appropriate for high density residential use however they identified some concerns with the proposal including, insufficient parking, shadowing of neighbouring properties, massing of the building, and the impact of the development potential of the site abutting to the east. Members recommended the applicant consider the installation of electric charging stations in some, or all, of the parking spaces and recommended that applicant consider securing membership in a Car Share Cooperative for each unit to offset the lack of parking on the site.

**RECOMMENDATION:**

Moved by David Schinbein, seconded by Amy Higginbotham that the Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for rezoning, authorizing a 18 metre [6 storey], 32 unit, multiple family residential building sited in accordance with the BCLS Site Plan provided by J.E. Anderson and Associates Surveyors-Engineers, stamped "Received November 10, 2015, and incorporating height and massing consistent with the architectural plans provided by Praxis Architects Inc., stamped "Received October 30, 2015", detailing the development proposed to be located at PID 006-075-495 Lot 2, Section 11, Esquimalt District, Plan 4225 [826 Esquimalt Road], be forwarded to Council with a recommendation **to postpone Council consideration of the application pending receipt of additional information from the applicant.**

The Motion **carried unanimously.**

**VII. STAFF LIAISON**

**865 Kindersley Road:** [Rezoning] APC recommended the application to change the zoning from RD-1 to a CD zone to allow the retention of the existing home and the installation of one, single unit infill home be approved on September 15, 2015. Application was presented to Council on October 5, 2015 and amendment bylaw was granted 1<sup>st</sup> and 2<sup>nd</sup> reading. Public Hearing occurred on October 26, 2015 and Council read the bylaw a third time and adopted it thereby approving the change in zoning. The applicant has already submitted a Subdivision Application for this site.

**#8-300 Plaskett Place:** [Development Variance Permit] APC recommended the application to authorize relaxations to setbacks for the principal building to authorize a deck constructed without the benefit of a Building Permit be denied on September 15, 2015. The DVP application was presented to Council at the October 26<sup>th</sup> Council meeting and the DVP was denied.

**712 Warder Place:** [Development Variance Permit] APC recommended the application to authorize relaxations to setbacks for a principal building be approved on October 21, 2015. The DVP application was presented to Council at the November 16<sup>th</sup> Council meeting and the DVP was approved for issuance.

**1019 Colville Road:** [Development Variance Permit] APC recommended the application to authorize relaxations to setbacks for an accessory building be approved on October 21, 2015. The DVP application was presented to Council at the November 16<sup>th</sup> Council meeting and the DVP was approved for issuance.

**Interim Zoning Bylaw Amendments:** [Zoning Bylaw Revisions] APC recommended approval of the proposed changes to Zoning Bylaw, 1992, No. 2050. The amendment Bylaw was presented to Council on November 16, 2015 and the amendment bylaw was granted 1<sup>st</sup> and 2<sup>nd</sup> reading with minor amendments. Public Hearing is tentatively scheduled for December 7, 2015.

**VIII. COUNCIL LIAISON**

Councillor Morrison reminded members that the Official Community Plan Review Survey has been posted and encouraged members to take the time to complete the survey. He suggested sharing the link to the OCP Review Survey with friends and family.

Councillor Low asked members to consider when reviewing applications for zoning to keep an open mind for all possible uses.

**IX. INPUT FROM APC TO STAFF**

None

**X. NEW BUSINESS**

None

**XI. NEXT REGULAR MEETING**

Tuesday, December 15, 2015

**XII. ADJOURNMENT**

On motion the meeting adjourned at 9:48 P.M.

CERTIFIED CORRECT:

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CHAIR, ADVISORY PLANNING COMMISSION

THIS    DAY OF    , 2015

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ANJA NURVO,  
CORPORATE OFFICER

DRAFT