



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY PLANNING COMMISSION MINUTES OF AUGUST 21, 2018 ESQUIMALT COUNCIL CHAMBERS

PRESENT:

Ken Armour
Michael Angrove
Fil Ferri
Duncan Cavens

Graeme Dempster
Marie Fidoe
Helen Edley

STAFF:

Bill Brown, Director of Development Services, Staff Liaison

COUNCIL LIAISONS:

Councillor Tim Morrison
Councillor Beth Burton-Krahn

I. CALL TO ORDER

Ken Armour, Chair, called the Advisory Planning Commission meeting to order at 7:02 p.m.

II. LATE ITEMS

There were no late items.

III. APPROVAL OF THE AGENDA

Moved by Graeme Dempster, seconded by Fil Ferri: That the agenda be approved as circulated. **Carried Unanimously**

IV. ADOPTION OF MINUTES

Moved by Mike Angrove seconded by Fil Ferri: That the minutes of the APC meeting, July 17, 2018 be adopted as circulated. **Carried Unanimously**

V. STAFF REPORTS**1) Rezoning Application
471 Kinver Street**

Shawn Adye, Owner, provided an overview of the Rezoning Application for 471 Kinver Street and responded to questions from the Commission.

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

- Why two houses and not a duplex? *Two small houses are better for the neighbourhood than one large building.*
- Are the proposed houses similar to the two houses around the corner on Wychbury Avenue? *Yes, with some modifications to the exterior – e.g. a deck and the den at the front of the house. Homes with a main floor bedroom allow people to age in place. The den can be used as a bedroom. It is now becoming more and more prevalent to have a main floor bedroom.*
- A streetscape showing how the houses fit into the neighbourhood would have been helpful.
- Are there any windows on the southern edge of the north building? *There is some vegetation and a six foot fence to help with privacy.*

RECOMMENDATION:

Moved by Marie Fidoe, seconded by Graeme Dempster: The application for rezoning, authorizing two new single family dwellings sited in accordance with the surveyor's plan prepared by Glen Mitchell, Land Surveying Inc., and incorporating the height and massing consistent with the architectural plans provided by Hartman's Drafting & Design, both stamped "Received July 9, 2018", for the proposed development to be located at 471 Kinver Street [PID 005-918-545; Parcel A (DD 187668I) of Lots 1 and 2, Section 11, Esquimalt District, Plan 6016] **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve**; as the proposed development is a good fit for the neighbourhood and a good use of the land. **Carried Unanimously**

**2) Rezoning Application
939 Colville Road and 825 Lampson Street**

Ryan Jabs, Lapis Homes Ltd., provided an overview of the Rezoning Application for 939 Colville Road and 825 Lampson Street and responded to questions from the Commission.

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

- Concern that the landscaping beside Building C could cause visibility issue when backing out. *Will work with the landscape designer to make sure that visibility is not reduced.*
- Clarification was sought on the number of new trees, 35 stated, 45 listed on the green building checklist. *A cedar hedge was added for privacy therefore, the number of new trees had to be reduced. The green checklist will be corrected.*
- Would the lower level be suitable for a suite? *It would be a challenge, the space is too small.*
- Could the buildings be moved closer to Lampson Street to create additional backyard space? *There is not a lot of room to move the buildings closer to Lampson Street.*
- Consider a Housing Agreement to ensure that rentals are not restricted by the strata in the future.
- *Concerns that there is no additional parking space in the driveway. There is a push towards alternative transportation. Speculation is the younger generations who purchase these units will be single car families.*
- The proposal is well thought out. Like the idea of the central area for social space.
- MODO car share is a fabulous idea.
- Like the three bedroom layout and increased density.
- Consider preparing for solar ready.
- Was there any consideration given to increasing the Floor Area Ratio? *If the building was larger you would notice it from Colville Street.*

RECOMMENDATION:

Moved by Mike Angrove, seconded by Helen Edley: The application for rezoning, authorizing ten (10) townhouse dwelling units as sited on the survey plan prepared by Island Land Surveying Ltd. and incorporating the height and massing consistent with the architectural plans provided by T-Square Design, both stamped "Received July 6, 2018", detailing the development proposed to be located at 939 Colville Road [PID 005-752-655, Lot 1, Block 1, Section 10, Esquimalt District, Plan 6277] and 825 Lampson Street [PID 000-017-817, Lot 2, Block 1, Section 10, Esquimalt District, Plan 6277], **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve**; with the condition that there be a housing agreement that prohibits future Strata

Councils from restricting rentals; as the proposed development fits well within the neighbourhood and it is an appropriate place to increase density. **Carried Unanimously**

VI. NEXT REGULAR MEETING

Tuesday, September 25, 2018

VII. ADJOURNMENT

The meeting adjourned 8:10 p.m.

CERTIFIED CORRECT

CHAIR, ADVISORY PLANNING COMMISSION
THIS 25th DAY OF SEPTEMBER 2018

ANJA NURVO, CORPORATE OFFICER