



CORPORATION OF THE TOWNSHIP OF ESQUIMALT
ADVISORY PLANNING COMMISSION MEETING MINUTES
HELD ON
TUESDAY, JULY 18, 2017
ESQUIMALT COUNCIL CHAMBERS

MEMBERS PRESENT: David Schinbein (CHAIR) Graeme Dempster
Amy Higginbotham Christina Hamer
Berdine Jonker Ken Armour
Duncan Cavens

STAFF LIAISON: Bill Brown, Director of Development Services

STAFF: Karen Hay, Planner
Alex Tang, Planning Technician

COUNCIL LIAISON: Councillor Olga Liberchuk

SECRETARY: Pearl Barnard

I. CALL TO ORDER

The meeting was called to order at 7:02 p.m.

II. LATE ITEMS

No late items

III. APPROVAL OF THE AGENDA

Moved by Graeme Dempster, seconded by Christina Hamer, that the agenda be adopted as circulated. The Motion **CARRIED UNANIMOUSLY.**

IV. MINUTES

Moved by Amy Higginbotham, seconded by Graeme Dempster, that the minutes of the Advisory Planning Commission held June 20, 2017 be adopted as circulated. The Motion **CARRIED UNANIMOUSLY.**

V. BUSINESS FROM MINUTES

There was no outstanding business from the Minutes

VI. Introductions and Welcome New Members:

The Commission welcomed new members Ken Armour and Duncan Cavens. Mr. Armour and Mr. Cavens introduced themselves and provided an overview of their background and experience.

VII. STAFF REPORTS

1) DEVELOPMENT PERMIT and DEVELOPMENT VARIANCE PERMIT
10 Phillion Place
[PID 002-540-169, Lot C, Section 2, Esquimalt District, Plan 27030]

Alex Tang outlined the applicant is proposing to construct a new detached garage on the subject property which is located on the Gorge Waterway. Mr. Tang explained that due to

the requirement that new buildings or structures not be located within 20 metres of the high water mark of the Gorge Waterway and the position of the home on the waterfront, it is not feasible to create a detached garage or to locate the one required parking space behind the front face of the principal building. Alternatively, the applicant has proposed to site the detached garage in front of the principal building.

As the subject property is located within Development Permit Area No. 4 – Gorge Waterway, the application requires a Development Permit and foreshore rehabilitation application.

David Brandon and Barbara Brandon, Applicant / Owners and Duane Ensing, Villamar Design were in attendance and responded to questions from Commission Members.

Duane Ensing gave a PowerPoint presentation detailing the site plan and an overview of the building design, materials and landscape plan for the proposed new detached garage. Mr. Ensing explained that it is not feasible to site the proposed garage to the rear of the principal building due to the 20 metre Development Permit area requirement. He then added that the garage could not be attached to the existing house due to the right of way in front of the principal building.

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

- What is the right of way for? *Unsure, but possibility a sewer right of way.*
- Could the existing driveway accommodate more than one vehicle? *The current driveway is a single drive with a turnaround at the end.*
- Have the neighbours been consulted? *Not at this point, but they plan to meet with some of the neighbours in the future.*
- The proposed garage is very close to the neighbouring property to the west. What is the structure beside that house? *It is the neighbour's carport.*
- A member thought the garage was well designed, but had concerns with the size.
- Given the site constraints, members thought all three variances were reasonable and had the following comments; the applicant had to contend with a lot of different issues in order to find a placement for the garage. The height variance won't affect anyone's sight lines and the siting requirements make sense for a normal lot but this is not a normal lot.
- Will the garage have an electric car charging station? *It is not part of the proposed package; the owner doesn't have an electric car. Will consider putting in the conduit for future use.*
- A member commented that the plant palette is bare minimum; consider other plant options that are more appropriate. *Could definitely add a couple more varieties, but don't want to obstruct the view anymore than it is right now.*
- Are there any Archeology implications for building in this location? *Not to our knowledge.* Member then suggested that the applicant check with the Archeology Branch and Ministry of Forests, Lands & Natural Resource Operations before digging to ensure that there is no Archeology interest along that part of the Gorge.

RECOMMENDATION:

Moved by Graeme Dempster, seconded by Christina Hamer: That the Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Permit and a Development Variance Permit allowing construction of a new accessory building as illustrated in the architectural drawings prepared by Villamar Design, stamped "Received July 14, 2017", the landscape plan prepared by Studio One Creative, stamped "Received July 6, 2017", sited as detailed on the survey plan prepared JE

Anderson & Associates, stamped “Received June 27, 2017”, and including the following variances for the property located at PID 002-540-169, Lot C, Section 2, Esquimalt District, Plan 27030 [10 Phillion Place] **be forwarded to Council with a recommendation of approval** as the variances requested seem reasonable. **The Motion Carried 6 in Favour, 1 opposed (Ken Armour).**

Zoning Bylaw, 1992, No. 2050, Section 36 (6)(b) – Building Height – Accessory Building: A 0.34 metre increase to the requirement that no accessory building shall exceed a height of 3.6 metres. [i.e. from 3.6 metres to 3.94 metres]

Zoning Bylaw, 1992, No. 2050, Section 36 (9)(b)(i) – Siting Requirements – Accessory Building – Front Setback: Exemption from the requirement that no Accessory Building shall be located in front of the front face of the Principal Building, [i.e. one accessory building may be located in front of the front face of the Principal Building].

Parking Bylaw No. 1992, No. 2011, Part 4 (9)(4) – Provisions and Maintenance of Off-Street Parking and Loading Areas: Exemption to the requirement that Parking Spaces in Residential zones be located closer to the Front Lot Line than the front face of the Principal Building [i.e. the one required parking space will be located in the new accessory building].

2) REZONING APPLICATION

“Super Genius Daycare”

780 Dominion Road [PID 006-289-100, Amended Lot I (DD 156820I), Section 10, Esquimalt District, Plan 2923]

Councillor Liberchuk declared a conflict of interest due to her in laws being the applicant and left the meeting at 7:28 pm.

Karen Hay outlined that the applicant is requesting a change in zoning from Multiple Family Residential [RM-3] to Comprehensive Development District to permit a Group Children’s Day Care Centre, which could accommodate up to 16 children. Ms. Hay explained that there is currently a daycare at this location and the owners would like to increase the number of children from 8 to up to 16 children at a time.

In attendance:

Luz Mary Calderon, Ivan Ramirez, Luis Sanchez and Sonia Nieto, Owners

Juan Carlos Ramirez, applicant’s representative

Lindsay Justin Baker, Aspire Custom Design

Luz Mary Calderon & Juan Carlos Ramirez presented the application and responded to questions from the Commission Members. Mr. Ramirez explained that two additional parking spaces would be added in the front yard, for clients to drop off their children, one existing parking space beside the house would provide parking for staff. He then added that they encourage their employees to take the bus and bus passes are provided. There is a big demand for daycare in this area and currently there are 25 children on a waiting list.

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

- This is wonderful; a new daycare is exactly what Esquimalt needs. More daycare spaces being done in a way that is appropriate.
- Is the adjacent daycare on the Victoria side staying? *Yes, that daycare will be staying open.*

- A member complemented the applicant on taking the initiative to consult with the neighbours.
- Will anyone be living at the house? *No, the house will be used as a daycare only.*
- Members had no concerns regarding the parking and drop off locations.
- Are there smoke detectors or a fire alarm system in the building? *Yes, there are smoke detectors in the house and VIHA does require a fire inspection.*
- What is the square footage of the house? *Approximately 1200 square feet. Only the upstairs part of the house will be used for the daycare; there is a basement but it is not usable for daycare at this time.*

RECOMMENDATION:

Moved by Ken Armour, seconded by Amy Higginbotham: The Esquimalt Advisory Planning Commission recommends that the application for rezoning to facilitate the conversion of the property to a Group Children's Day Care Centre, consistent with the plans prepared by Aspire Custom Designs, stamped "Received June 27, 2017" **be forwarded to Council with a recommendation of approval** as the proposed new daycare is exactly what Esquimalt needs; more daycare spaces being done in a way that is appropriate. **The Motion Carried Unanimously**

Council Liberchuk returned to the meeting at 7:41pm with all Commission Member present.

VIII. STAFF LIAISON

- The Esquimalt Town Square Project (1235 Esquimalt Road) – building permits have been received.
- 899 Esquimalt Road - a Rezoning Application has been received. The application will be presented to the APC in the next couple of months.
- The English Inn (429 Lampson Street) - The Development Permit, Development Variance Permit, the Heritage Alteration Permit and the proposal for the Hither Green Park will be going to Council on August 21, 2017.
- Still lots of interest from various developers coming to talk to us with various types of initiatives. Lots of interest in Esquimalt.

IX. COUNCIL LIAISON

A member asked what is the timeline for the Public Engagement process for the Sewage Treatment Plant amenity package? Mr. Brown advised that Council will be hiring a facilitator to do the Public Engagement. Council Liberchuk then added that the process would start in the fall and take a couple of months to complete.

X. INPUT FROM APC TO STAFF

Commission questions included: (Director of Development Services response in *italics*)

- What is being proposed for 899 Esquimalt Road? *The proposal is for a 12 storey building with three townhouses on the Wollaston Street frontage.*
Is 12 storeys the current OCP height designation for that site? *The current OCP designation for that site is 12 storeys on the Esquimalt Road frontage and 6 storeys on the Wollaston Street frontage.*
Will the units be owner occupied or rentals? *They will be stratified.*
- Any update on the Esquimalt Town Square Project? *The developer is still waiting for a Certificate of Compliance from the Municipality.*

- Is going to be a Pub opening at the Tudor Liquor Store site? *We have not received an application for a pub at the Tudor Liquor Store site.*
- Any update on the Triangle Land Project. *The applicant has a Development Permit to submit; which will be coming in shortly, and the Rezoning for the Marina View project is at 3rd reading and before Council can adopt it; a covenant has to be registered. A show suite will be opening in the former Gaby's Seaside restaurant location in the near future.*
- What are the alternative options if Council doesn't approve the Hither Green Park proposal? *The owner will have to find an alternative fire access.*
- Any updates on the Cambie property (856/858 Esquimalt Road) or the Legion Project, (622 Admirals Road). *Staff hasn't heard anything on either project.*
- The Waterpark is great for the Community.

XI. NEW BUSINESS

XII. NEXT REGULAR MEETING

Tuesday, August 15, 2017

XIII. ADJOURNMENT

On motion the meeting adjourned at 7:50 P.M.

CERTIFIED CORRECT:

CHAIR, ADVISORY PLANNING COMMISSION
THIS 15th DAY OF August 2017

ANJA NURVO, CORPORATE OFFICER