



CORPORATION OF THE TOWNSHIP OF ESQUIMALT
ADVISORY PLANNING COMMISSION MEETING MINUTES
HELD ON
TUESDAY, SEPTEMBER 19, 2017
ESQUIMALT COUNCIL CHAMBERS

MEMBERS PRESENT:	Christina Hamer (VICE CHAIR)	
	Amy Higginbotham	Berdine Jonker
	Ken Armour	Duncan Cavens
ABSENT:	David Schinbein	
	Graeme Dempster	
STAFF LIAISON:	Trevor Parkes, Senior Planner	
STAFF:	Alex Tang, Planning Technician	
	Karen Hay, Planner	
COUNCIL LIAISON:	Councillor Olga Liberchuk	
	Councillor Burton-Krahn	
SECRETARY:	Simone Manchip	

I. CALL TO ORDER

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

II. LATE ITEMS

No late items

III. APPROVAL OF THE AGENDA

Moved by Amy Higginbotham, seconded by Ken Armour, that the agenda be adopted as circulated. The Motion **CARRIED UNANIMOUSLY**.

IV. MINUTES

Moved by Ken Armour, seconded by Amy Higginbotham, that the minutes of the Advisory Planning Commission held August 15, 2017 be adopted as circulated. The Motion **CARRIED UNANIMOUSLY**.

V. STAFF REPORTS

1) DEVELOPMENT VARIANCE PERMIT

1219 Old Esquimalt Road

[PID 006-026-621, Lot 4, Section 11, Esquimalt District, Plan 4994]

Alex Tang, Planning Technician outlined that the applicant is proposing to construct a new addition to the Principal Building that includes an attached carport, an attached garage and a deck. The attached garage addition is sited 4.75 metres from the rear lot line, which is less than the required minimum rear setback of 7.5 metres; hence, this application requires a variance before a building permit can be issued

Tim Murphy, Applicant / Owner was in attendance and presented the application.

RECOMMENDATION:

Moved by Amy Higginbotham, seconded by Duncan Cavens: That the Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Variance Permit allowing construction of a new addition to the Principal Building that includes an attached carport, an attached garage and a deck as illustrated in the architectural drawings prepared by Murphy Construction, stamped "Received August 24, 2017", sited as detailed on the survey plan prepared JE Anderson & Associates, stamped "Received August 24, 2017", and including the following variances for the property located at PID 006-026-621, Lot 4, Section 11, Esquimalt District, Plan 4994 [1219 Old Esquimalt Road] **be forwarded to Council with a recommendation for approval** as the relaxation is reasonable given the context of the property and provides for desirable off-street parking. **The Motion Carried Unanimously**

Zoning Bylaw, 1992, No. 2050, Section 34 (9)(a)(iii) – Siting Requirements – Principal Building – Rear Setback: A 2.75 metre decrease to the requirement that no principal building shall be located within 7.5 metres of a Rear Lot Line [ie. from 7.5 metres to 4.75 metres].

**2) DEVELOPMENT PERMIT and DEVELOPMENT VARIANCE PERMIT
778 Dominion Road
[PID 006-289-151, Lot J, Section 10, Esquimalt District, Plan 2923]**

Purpose of the Application:

Karen Hay, Planner outlined that the owner/applicant is proposing to construct a non-strata titled two-unit dwelling on the subject property. The property is currently zoned RM-1 (Multiple Family Residential) however Zoning Bylaw, 1992, No. 2050, Section 11, allows for the construction of lower density development on higher density zoned parcels. This two unit proposal is subject to Development Permit Area No. 5 – Enhanced Design Control Residential of the Official Community Plan; therefore a Development Permit is required before a Building Permit can be issued.

Several variances to the RD-1 [Two Family Residential] zone (attached) have been requested in order to fit the proposed house on to a relatively small lot; therefore a Development Variance Permit is also required before a Building Permit can be issued.

Lance Montgomery, Applicant / Owner was in attendance and presented the application.

Commission Members comments included:

- A member commented that heritage context statements would be helpful when reviewing applications.

RECOMMENDATION:

Moved by Ken Armour, seconded by Berdine Jonker: That the Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Permit and a Development Variance Permit allowing the renovation of an existing building to create a new two family dwelling; as illustrated in the drawings prepared by Lance Montgomery, the landscape plan prepared by Erik Bjornsen of Natural Landscape Solutions and sited as detailed on the survey plan prepared by Kenneth Ng, BC Land Surveyor, all stamped "Received August 1, 2017", and including the following variances for the property located at PID 006-289-151, Lot J, Section 10, Esquimalt District, Plan 2923 [778 Dominion Road] **be forwarded to Council with a recommendation for approval** as

variances are reasonable and reflect existing condition of the house, the design is complimentary of the neighbourhood, and effort has been made to maintain the heritage look of the building. **The Motion Carried Unanimously**

Zoning Bylaw, 1992, No. 2050, Section 38 (5) Floor Area: A 20.0 square metre reduction to the requirement that the minimum first storey of a principal building shall be 88 square metres [ie. from 88.0 square metres to 68.0 square metres];

Zoning Bylaw, 1992, No. 2050, Section 38 (5) Building Massing: A variance to the requirement that the second storey of any two family dwelling shall be a maximum of 75% of the total floor area of the ground floor to allow the second storey to be 97% of the first storey.

Zoning Bylaw, 1992, No. 2050, Section 38 (9)(a)(i) - Siting Requirements – Principal Building – Front Setback: A 1.02 metre decrease to the requirement that no principal building shall be located within 7.5 metres of a Front Lot Line. [ie. from 7.5 metres to 6.48 metres];

Zoning Bylaw, 1992, No. 2050, Section 38 (9)(a)(ii) – Siting Requirements – Principal Building – Side Setback: A 0.28 metre decrease to the requirement that no principal building shall be located within 3.0 metres of an Interior Side Lot Line, in the case where a Parcel is not served by a rear lane. [ie. from 3.0 metres to 2.72 metres];

Parking Bylaw, 1992, No. 2011, Section 13(1)(a)(iv) – Parking Requirements – Number of Off-Street Parking Spaces – a reduction to the number of required off-street Parking Spaces, from 2 spaces to 1 space.

VI. PLANNER'S STATUS REPORT

- **460 Head Street:** [RZN to allow a 16 Unit Commercial Mixed Use Building in West Bay] APC recommended approval to Council on February 21, 2017 with the condition the Porte Cohere feature be closed in to add another commercial unit. Plans were revised and Council considered the Amendment Bylaw on May 23th and read it a 1st and 2nd time. Public Hearing occurred on June 19th and Council read the amendment bylaw a 3rd time. Staff worked with the architect and landscape architect to refine the public realm plan for inclusion in the s.219 covenant which was recently accepted by staff. Staff are updating the s.219 covenant and will await provision of confirmation of registration at LTSA staff prior to returning the amendment bylaw to Council for consideration of adoption.
- **101 Island Highway:** [RZN to allow changes to the permitted uses on the site to include multiple family residential use to enable the conversion of the existing motel to 96 rental units] APC recommended approval to Council on December 20, 2017. Council Considered Amendment Bylaw on May 15th and read it a 1st and 2nd time. Public Hearing occurred on June 12th and upon staff and the applicant resolving issues identified at the public hearing Council read the amendment bylaw a 3rd time on June 26th. The applicant has applied to the Surveyor General to adjust their waterfront lot line to one consistent with that detailed on plans in the rezoning application. Approval of the new legal plan remains outstanding. Staff will present the Amendment Bylaw for consideration of adoption when the new plan is approved and the voluntary s.219 covenant and Housing Agreement are updated and executed.
- **615 Fernhill Road:** [RZN to allow a 10 Unit Multiple Family Residential Building]. APC recommended approval to Council on June 20, 2017. Staff are developing the Amendment Bylaw for presentation to Council this fall.

- **651 Grenville Avenue:** [DVP to authorize two narrow lot homes] APC recommended approval to Council on June 20, 2017. Council considered the application on at the regular meeting to be held on July 10, 2017 and approved the DVP. Work has begun on the site to remove the existing home.
- **780 Dominion Road:** [RZN to allow a 16 child, Group Children's Daycare] APC recommended approval to Council on July 18, 2017. Council considered the Amendment Bylaw on September 11th and read it a 1st and 2nd time. Public Hearing is pending.
- **10 Phillion Place:** [DP/ DVP to allow an over height garage in the front yard] APC recommended approval to Council on July 18, 2017. Council considered the application on at the regular meeting to be held on August 21, 2017 and approved both the DVP and DP.
- **468 Foster Street:** [DP/ DVP to relax permitted height regulation and allow for increase in Building Mass on the second floor of a two family dwelling]. APC recommended approval to Council on August 15, 2017. Council considered the application on at the regular meeting to be held on September 11, 2017 and approved both the DVP and DP.

VII. COUNCIL LIAISON

- Councillor Liberchuk advised that on October 3rd there will be a Special Committee of the Whole meeting to discuss housing policies for the Official Community Plan. She encouraged the Advisory Planning Commission members to provide any feedback that they may have to Council for discussion at the October 3rd meeting.
- Councillor Liberchuk advised that the Township has purchased the building located at 1237 Esquimalt Road noting there will be discussions and consultations with residents on what will be done with the property.

VIII. INPUT FROM APC TO STAFF

Commission questions/comments included:

- Berdine Jonker offered to provide an informal session around heritage conservation and context language to the Commission members, if interested.
Trevor Parkes, Staff Liaison advised that staff will look at a mechanism that can be used to move forward with a training session for the members. He will have a discussion with the Director of Development Services and Corporate Officer and will provide an answer back to the members.
- Members inquired regarding the status of the environmental certificate for the ETS remediation?
Staff advised that the Township is waiting for the Ministry of Environment to issue the Certificate of Compliance.

IX. NEXT REGULAR MEETING

Tuesday, October 17, 2017

X. ADJOURNMENT

On motion the meeting adjourned at 7:42 P.M.

CERTIFIED CORRECT:

CHAIR, ADVISORY PLANNING COMMISSION
THIS 17th DAY OF October, 2017

ANJA NURVO, CORPORATE OFFICER