



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY PLANNING COMMISSION MINUTES OF FEBRUARY 20, 2018 ESQUIMALT COUNCIL CHAMBERS

PRESENT:	Ken Armour, Chair Amy Higginbotham Duncan Cavens	Christina Hamer Berdine Jonker
ABSENT:	Graeme Dempster and Nick Kovacs	
STAFF:	Bill Brown, Director of Development Services, Staff Liaison Alex Tang, Planner Pearl Barnard, Recording Secretary Rachael Dumas, Administrative Assistant / Deputy Corporate Officer	
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 7:05 p.m.

II. LATE ITEMS

There were no late items.

III. APPROVAL OF THE AGENDA

Moved by Berdine Jonker, seconded by Duncan Cavens: That the agenda be approved as circulated. **CARRIED UNANIMOUSLY.**

IV. ADOPTION OF MINUTES

Moved by Berdine Jonker, seconded by Duncan Cavens: That the minutes of the APC meeting, February 20, 2018 be adopted as amended. **CARRIED UNANIMOUSLY.**

Amy Higginbotham, joined the meeting at 7:08 p.m.

V. STAFF REPORTS

1) DEVELOPMENT VARIANCE PERMIT 915 Dellwood Road

Ricky Mongrain, applicant, provided an overview of DVP application to build a new rear deck to replace the existing one at 915 Dellwood Road and responded to questions from the Commission.

Staff outlined that the proposed rear deck, with its expanded dimensions, encroaches on the rear lot line. The applicant is requesting a variance to allow for a reduction to the minimum setback distance from the Rear Lot Line.

Commission comments included (*response in italics*):

- Impact the deck might have on the neighbours. *Neighbours have been consulted and expressed no concerns*

RECOMMENDATION:

Moved by Duncan Cavens, seconded by Christina Hamer: The application for a Development Variance Permit, authorizing construction as shown on plans, stamped “Received February 20, 2018”, and sited as detailed on the survey plans prepared by Kenneth Ng, BCLS, stamped “Received February 20, 2018”, and including the following relaxations to the Zoning Bylaw, 1992, No. 2050, for the development located at 915 Dellwood Road [PID 001-378-449, Lot B, Section 2, Esquimalt District, Plan 29588], **to be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve**; as the proposed construction is a relatively minor variance. **Carried Unanimously.**

Zoning Bylaw, 1992, No. 2050, Section 34. (9)(a)(iii) – Siting Requirements – Principal Building - A 3.12 metres decrease to the requirement that no principal building shall be located within 7.5 metres of a Rear Lot Line, specifically for the deck located at the rear of the principal building. [from 7.5 metres to 4.38 metres]

2) REZONING APPLICATION

638 Constance Avenue and 640 Constance Avenue and 637 Nelson Street

Heather Spinney, Praxis Architects Inc., provided an overview of Zoning Application for 638 & 638 Constance Avenue and 637 Nelson Street, and presented a PowerPoint presentation and responded to questions from the Commission.

Staff outlined that the applicant is requesting a change in Zoning from the current RM-1 [Multiple Family Residential] to a Comprehensive Development District zone [CD], . to accommodate the proposed 6 storey, 77 unit, multiple family residential building including a 61 space parking garage.

Commission comments included (*response in italics*):

- Parking and impact on traffic flow
- Concern that the market rentals could be changed to a Strata Title in the future. *A Housing Agreement will be registered to ensure it remains as market rentals.*
- Larger rental units are needed in the community.

RECOMMENDATION:

Moved by Amy Higginbotham, seconded by Christina Hamer: The application for Rezoning, authorizing a 20.5 metre [6 storeys], 77 unit, multiple family residential building sited in accordance with the BCLS Site Plan provided by J.E. Anderson and Associates Surveyors-Engineers, stamped “Received January 18, 2018”, and incorporating height and massing consistent with the architectural plans provided by Praxis Architects Inc., stamped “Received January 16, 2018”, detailing the development proposed to be located at 638 Constance Avenue [PID 000-546-437 Lot B (DD 237133I), of Lots 79 and 89, Suburban Lot 44, Esquimalt District, Plan 2854], 640 Constance Avenue [PID 000-380-911 Amended Lot 88 (DD 208442I), of Suburban Lot 44, Esquimalt District, Plan 2854], and 637 Nelson Street [PID 006-386-466 Lot D (DD367731-I), Suburban Lot 44, Esquimalt District, Plan 2854] be forwarded to Council with a recommendation **by the Esquimalt Advisory Planning Commission to approve**; as the proposal is a good fit for the existing neighbourhood and will increase rental accommodations for the community.

Amendment to main motion:

Moved by Duncan Cavens, seconded by Amy Higginbotham: That the main motion be amended to add the following: the applicant consider increasing the number of 2 and 3 bedrooms units. **Carried Unanimously**

The vote was called on the main motion as amended and declared. **Carried Unanimously**

3) REVIEW OF THE DRAFT OFFICIAL COMMUNITY PLAN

Commission comments included:

Berdine Jonker left the meeting at 7:55 p.m. and returned to the meeting at 7:56 p.m.

- Page 48 Low Carbon Transportation – Policy 3 & 4: suggestion was to remove wording “Where feasible”
- Page 62 / 63 General Development Permit Exemptions – will create more restrictions and could hinder the development process.
- Page 114 / 115 Land Use Designation - The properties on the south side of Esquimalt Road and east of Head Street - concerns with (current zoning) the proposed change from 4 to 6 storeys medium density residential to 12 storeys high density residential. 12 storeys are not a good fit at that location, 6 storeys are a better fit for the existing neighbourhood. General concerns with the height of 12 storeys.
- Page 164 West Bay Design Guidelines (corner of Head Street and Paradise Street) the massing shown in the rendering was questioned.

Berdine Jonker left the meeting at 8:10 p.m. and returned to the meeting at 8:12 p.m.

- Heritage
 - Page 54 Heritage Values
 - Policy 1: Are the potential historic places that were identified by the Heritage Value workshop in 2014 included in the Appendix? Suggestion was to include the map that was done in 2014, that identified some of the potential historic places.
 - Policy 3: Consider changing “of registered” to “formally recognized” heritage properties, which includes registered and designated. Consider adding “impact to” potential heritage resources.
 - Page 55 Celebrate Esquimalt’s Heritage
 - Policy 1: First Nations Heritage should have own policy and not grouped in with neighbours eg, DND. It is important to have meaningful dialogue with local First Nations about shared heritage values on the land.
 - Page 55 Heritage Preservation and Conservation
 - Policy 2: “Character buildings”, how is that identified or defined?
 - Page 56 Neighbourhood Design
 - Policy 1: - Cannot determine what character-defining elements of a neighbourhood are without doing a heritage value assessment process.
 - Policy 2: add character “defining” element.
 - “Historic Places” should not be limited to buildings alone, and should include buildings, groups of buildings, structures and neighbourhoods.
- Page 82 - 83 Energy conservation and green house gas reduction – define goals and current plan.
- To encourage neighbourhoods to collaborate and provide input to develop guidelines for the area.
- To facilitate community engagement and to build relationships within the Community.

VI. NEXT REGULAR MEETING

Tuesday, April 17, 2017

VII. ADJOURNMENT

The meeting adjourned at 8:29 p.m.

CERTIFIED CORRECT

CHAIR, ADVISORY PLANNING COMMISSION
THIS 17th DAY OF APRIL, 2018

ANJA NURVO, CORPORATE OFFICER

DRAFT