



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY PLANNING COMMISSION MINUTES OF MAY 15, 2018 ESQUIMALT COUNCIL CHAMBERS

PRESENT:	Graeme Dempster Duncan Cavens Michael Angrove	Nick Kovacs Helen Edley
ABSENT:	Ken Armour, Amy Higginbotham	
STAFF:	Bill Brown, Director of Development Services, Staff Liaison Karen Hay, Planner Alex Tang, Planner Janany Nagulan, Planner Pearl Barnard, Recording Secretary	
COUNCIL LIAISONS:	Councillor Tim Morrison Councillor Beth Burton-Krahn	

I. CALL TO ORDER

Graeme Dempster, Vice 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 Nick Kovacs, seconded by Duncan Cavens: That the agenda be approved as circulated. **CARRIED UNANIMOUSLY.**

IV. ADOPTION OF MINUTES

Moved by Nick Kovacs, seconded by Duncan Cavens: That the minutes of the APC meeting, April 17, 2018 be adopted as circulated. **CARRIED UNANIMOUSLY.**

V. STAFF REPORTS

1) DEVELOPMENT VARIANCE PERMIT (DVP) 821 Wollaston Street

Sylvie Redden, Applicant, provided an overview of DVP application for 821 Wollaston Street and responded to questions from the Commission.

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

- Are other Strata Owners aware of this project? Yes

RECOMMENDATION:

Moved by Duncan Cavens, seconded by Michael Angrove: The application for a Development Variance Permit requesting the removal of the parking space from the garage as on plans, stamped "Received, April, 30th, 2018" and including the following variance to the Parking Bylaw 1992, No. 2011, exemption of parking requirement located at 821 Wollaston Street PID: 026-216-485, Lot 1 Section 11 Esquimalt District Plan VIS5729

Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1 Or V, As Appropriate, **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve**; as the proposed parking variance will have a very minor impact on the streetscape. **Carried Unanimously**

**2) Zoning Text Amendment
1182 Colville Road – Unit 15**

Heather Boulding / Elyssa Lefurgey-Smith, Applicants, provided an overview of Zoning Text Amendment application for 1182 Colville Road and responded to questions from the Commission.

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

- Will a convenience store still be a permitted use at this location? Yes
- Why was the use as a convenience store added to the CD Zone? The convenience store was part of the original subject property and was deemed an asset to the new development at that time.

RECOMMENDATION:

Moved by Duncan Cavens, seconded by Nick Kovacs: The application for a Zoning Text Amendment, authorizing additional commercial uses be added to the Commercial Unit (Unit 15) where a Convenience Store has existed for many years permitting a small 'Arts and Wellness Teaching Centre', at 1182 Colville Road – Unit 15 [PID 026-875-683, Strata Lot 15, Section 10, Esquimalt District Strata Plan VIS6147 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V], **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve**; as the proposed use is compatible with the residential neighbourhood. **Carried Unanimously**

**3) Official Community Plan Amendment And Rezoning Application
1379 Esquimalt Road / 520 Foster Street (St. Peter and St. Paul's Church)**

Peter Daniel, Anglican Diocese of British Columbia, Barry Cosgrave, (Number Ten Architectural Group), John Dam, (JDA) and Brad Forth, (4*Site) provided an overview of the OCP amendment and rezoning application for 1379 Esquimalt Road / 520 Foster Street, presented a PowerPoint presentation and responded to questions from the Commission.

Commission comments and questions included (responses in italics):

- Has underground parking with increased density being considered? *Proposal is for affordable housing; to keep the constructions costs low, surface parking is proposed. Underground parking is expensive.*
- Housing agreement? *Peter Daniel stated they were willing to enter into a housing agreement, if it had an expiry date.*
- Church windows might get damaged during construction. *There is a heritage consultant for the project*
- Are electric car charging stations being considered? *Something to consider.*
- Why are the two parcels being subdivided and the units stratified? *To obtain financing through BC Housing under the Provincial Initiative for Affordable Housing Program.*
- Scooter parking is a great feature
- Height and density fits well within the neighbourhood

- Are the new parking spaces on Foster Street needed? *A Parking Study has been done. There are a lot of apartments in the area and at the neighbourhood meeting, it was identified that more parking is needed.*
- A step back on the 5th storey would help reduce the massing
- Public Consultation process. *Working on this project for three years, have had meetings with the neighbours and the residents of the Hermitage building.*
- Project addresses many needs in Esquimalt including affordable housing

RECOMMENDATION:

Moved by Duncan Cavens, seconded by Helen Edley: The Official Community Plan Amendment and Rezoning Application authorizing a new 5 storey, 24 unit, multiple family residential building with a new 'ministry centre' on the ground floor, sited in accordance with the BCLS Site Plan provided by Wey Mayenburg Land Surveying Inc., and incorporating height and massing consistent with the architectural plans provided by Number Ten Architectural Group, stamped "Received April 24, 2018" detailing the development proposal, to be located at 1379 Esquimalt Road / 520 Foster Street (St. Peter and St. Paul's Church) [PID 024-848-905; Lot A (DD EP75276), Suburban Lot 27, Esquimalt District, Plan 5092], **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve**; as it is a sensitive project that addresses the many needs of different populations.

Amendment to main motion:

Moved by Michael Angrove, seconded by Duncan Cavens: That the main Motion be amended to add the following condition:

- That a housing agreement be entered into **Carried Unanimously**

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

**4) OFFICIAL COMMUNITY PLAN (OCP) AMENDMENT and REZONING APPLICATION
899 Esquimalt Road**

Bob Heaslip, Development Planning Strategy, Farzin Yadegari, Farzin Yadegari Architect Inc., Jason Potter, Bunt Associates and Baha Naemi, Applicant, provided an overview of the OCP amendment and rezoning applications for 899 Esquimalt Road, presented a PowerPoint presentation and responded to questions from the Commission.

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

- Concerns with the height. Why 12 storeys? *12 storeys is consistent with the current OCP. A 12 storey building will change the look and feel of the local neighbourhood.*
- Like the design concept, beautiful building an improvement to what is currently there
- East façade needs to be addressed. 1.2 metre setback will constrain the property to the east; big blank wall, no windows. *Spandrel curtain panels were introduced to address the concrete wall. Due to Fire Code and zero lot line, windows are not allowed*
- West façade is not a very appealing streetscape.
- Continuous row of 12 storey buildings along the Esquimalt Road corridor would not be desirable.
- Two and three bedroom units are in demand
- Clarification on the 40 rental housing units outlined in the density bonus package. *Committed to 40 market rentals units at 20% below market value, to be located in the neighbourhood. Staff clarified there would be a housing agreement to secure this.*
- Electric vehicle (EV) charging stations for the project? *Five publicly available EV charging stations will be located within the parkade off Head Street and rough-in conduit & wiring will be installed for parking spaces in all 3 parkade levels*
- Volume of traffic going in and out of the parkades? *Traffic study has been completed.*

- Easements need to be registered for future access to the adjacent east lot
- Parking is sufficient for the site
- Roof top green space would be a fantastic place for garden plots.

RECOMMENDATION:

Moved by Michael Angrove, seconded by Nick Kovacs: The application for an amendment to the Official Community Plan and rezoning, authorizing a 12 storey, commercial mixed-use building consisting 2 retail commercial space and 57 residential units, sited in accordance with the BCLS Site Plan provided by Wey Massenburg Land Surveying Inc., stamped "Received November 30, 2017", and incorporating height and massing consistent with the architectural plans prepared by Farzin Yadegari Architect Inc., stamped "Received May 10, 2018", detailing the development proposed to be located at 899 Esquimalt Road [PID 030-151-562, Lot A, Section 11, Esquimalt District, Plan EPP69557], **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve with the following conditions:**

1. That easements be registered for future access to the adjacent east lot via the parking lots;
2. Provision of a comprehensive amenities package prior to Public Hearing; and
3. Reconsideration of the east façade with regards to setback, green wall and windows. **Motion Carried** (1 opposed Duncan Cavens)

The Reason: While design consideration should be given to the development potential of the properties to the east, this proposal, in conjunction with an amenity package including approximately 40 affordable units, could revitalize a prominent corner in Esquimalt.

VI. NEXT REGULAR MEETING

Tuesday, June 19, 2018

VII. ADJOURNMENT

The meeting adjourned at 9:05 p.m.

CERTIFIED CORRECT

CHAIR, ADVISORY PLANNING COMMISSION
THIS 19th DAY OF JUNE 2018

ANJA NURVO, CORPORATE OFFICER