



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY PLANNING COMMISSION MINUTES OF OCTOBER 16, 2018 WURTELE ROOM, MUNICIPAL HALL

PRESENT:	Ken Armour Michael Angrove Fil Ferri	Duncan Cavens Helen Edley Marie Fidoie
ABSENT:	Graeme Dempster	
STAFF:	Bill Brown, Director of Development Services, Staff Liaison Karen Hay, Planner Janany Nagulan, Planner Pearl Barnard, Recording Secretary	

I. CALL TO ORDER

Ken Armour, Chair, called the Advisory Planning Commission meeting to order at 7:03 p.m.

II. LATE ITEMS

There were no late items.

III. APPROVAL OF THE AGENDA

Moved by Fil Ferri, seconded by Helen Edley: That the agenda be approved as circulated.
Carried Unanimously

IV. ADOPTION OF MINUTES

Moved by Mike Angrove seconded by Marie Fidoie: That the minutes of the APC meeting, September 25, 2018 be adopted as circulated. **Carried Unanimously**

V. STAFF REPORTS

1) Official Community Plan Amendment and Rezoning 636 and 640 Drake Avenue

Chris Travis, Dimma Pacific Properties Ltd., and Rick Hoogendooren, Realtor provided an overview of the Official Community Plan Amendment and Rezoning Application for 636 and 640 Drake Avenue, presented a PowerPoint presentation and responded to questions from the Committee.

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

- Is this a redesign of the project since it was presented to the Design Review Committee? *Yes*
- Why is one side a four unit complex and the other side is a duplex? *To provide 12 parking spaces on site and also to accommodate green space in the back for a common area.*
- Concerns that there could be damage to the roots of the tree being retained. *An Arborist report has been done and there is a tree retention plan in place.*
- Is the waste and recycling at the terminus of the driveway? *The waste and recycling will be located in the rear of the property, not in the driveway.*
- Consider a small awning over the front doors

- Members were asked for their comments on what would be an appropriate use for the open space areas on the 3rd floor adjacent to Drake Avenue. *Would be a nice outdoor space, deck*
- Are these going to be rental units? *Might be rentals; the intent is to sell the units and rentals would be permitted.*
- *Comments and feedback received during the public consultation. The neighbours have not seen the revised design. The meeting was well attended and concerns expressed were with parking, traffic and comments were received regarding screening and privacy.*
- *Great improvement over what is currently there.*
- Quite a change in zoning from low density could set a precedent for the area.
- Would like to see more 3 bedroom units
- Like the landscape plan, would like to see more native plants included
- Like the flat roof design

RECOMMENDATION:

Moved by Marie Fidoe, seconded by Helen Edley: The application for an Official Community Plan Amendment and Rezoning for eight (8) Townhouse type dwelling units built in three buildings, incorporating the height and massing consistent with the architectural plans provided by Burrows Holdings Ltd. and Dimma Pacific Properties Ltd., stamped "Received September 27, 2018", to be located at 636 and 640 Drake Avenue [PID 002-923-157, Lot 2 of Suburban Lot 50 and 41, Esquimalt District, Plan 25565 and PID 002-923-211, Lot 3 of Suburban Lot 41, Esquimalt District, Plan 25565] **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve;** as the proposed development supports the Official Community Plan policies around densification and the provision of missing middle housing types. **Carried Unanimously**

2) REZONING APPLICATION 1198 Munro Street

Duane Ensing, Villamar Design provided an overview of the Rezoning Application for 1198 Munro Street, presented a PowerPoint presentation and responded to questions from the Committee.

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

- Will the basement be full height? *Yes*
- What is the plan for the existing house? *The owner's relatives may move in.*
- Why is the office space separate, looks like a bachelor suite? *Because of proposed flow of the house.*
- Were there any comments from the neighbours to the south regarding the roof top deck? *No comments were received.*
- Was Section 20.6.1 of the Official Community Plan taken into consideration, creating a complimentary design? *We could explore a connection between the two.* Further comments suggested that it would be unnecessary, that the original house be upgraded to make it complementary as the new proposal is a post modern design and the existing house is a 40's bungalow. Once the new dwelling has been built and the property has been subdivided, it would appear that the existing house has always been there and now a new dwelling has been built.
- Will HRV (Heat Recovery Ventilation) be used for heating? *Owners are interested in a higher energy efficiency home. To be determined.*

- Great that the original house is being preserved.
- Did you consider putting the stairs in the back? *Considered making the house slightly bigger so the stairs could go on the inside, so you don't see them.*

RECOMMENDATION:

Moved by Duncan Cavens, seconded by Helen Edley: The application for rezoning, which would be required in order to subdivide the existing lot into two residential lots in accordance with Proposed Subdivision Survey prepared by Wey Mayenburg Land Surveying Inc. stamped "Received September 17, 2018" and be consistent with the architectural plans provided by Villamar Design stamped "Received September 17, 2018" for the proposed development to be located at 1198 Munro Street [PID 005-455-031, Lot 1, Section 11, Esquimalt District, Plan 44436] **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve;** as the proposed is a sensitive small lot infill that will gradually increase density and not have sufficient impact on the community. **Carried Unanimously**

**3) TEMPORARY USE PERMIT
1237 Esquimalt Road**

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

- Is there a demand for parking? *Yes*
- Will there be a cost to park there? *No cost, parking will be limited to two hours.*
- Any interest in the food truck spot? *A Request for Proposal will be going out.*
- Concerns that a building with commercial space and rental units above came down for a parking lot. Some communication needs to go out to the community advising that the proposed parking lot is a temporary use of the site.
- Concerns with the exposed wall to the west of the parking lot. Not very appealing to the pedestrian realm.
- Will the parking lot be paved? *Parking lot will be gravel; however one space will be paved for parking for persons with disabilities.*
- Concern with the cost of the planters for a temporary parking lot. Another member thought that more beautification was needed along Esquimalt Road. Two planters along the street is not a pleasant pedestrian experience. It was recommended that maybe benches and additional planters be added, something that would be repurposed elsewhere after the temporary use permit expires.

RECOMMENDATION:

Moved by Mike Angrove, seconded by Fil Ferri: The application for a Temporary Use Permit authorizing the site at 1237 Esquimalt Road [PID: 006-386-423, Lot 273 VIP2854 Subsidy Lot 40 Esquimalt District Plan, Lot 274 Plan VIP2854 Subsidy Lot 40 Esquimalt Land District] **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve** with the following conditions:

1. The Township should look into beautifying the building façade to the west of the parking lot; and
2. Consider additional beautification along Esquimalt Road which would be repurposed elsewhere after the temporary use permit expires. **Carried Unanimously**

**VI. NEXT REGULAR MEETING
Tuesday, November 20, 2018**

VII. ADJOURNMENT

The meeting adjourned 8:30 p.m.

CERTIFIED CORRECT

CHAIR, ADVISORY PLANNING COMMISSION
THIS 20th DAY OF NOVEMBER 2018

ANJA NURVO, CORPORATE OFFICER

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