



**AGENDA
ADVISORY PLANNING COMMISSION
JANUARY 20, 2009
7:00 PM
ESQUIMALT MUNICIPAL HALL
COUNCIL CHAMBERS**

MEMBERS: Paulette Flannagan (Chair) Terry Eckstein,
Gerald Froese, Brian Gordon, Ramona Scott

COUNCIL LIAISON: Randall Garrison

I. CALL TO ORDER

II. ADOPTION OF AGENDA

III. ADOPTION OF MINUTES:

- September 16, 2008
- October 21, 2008
- November 18, 2008
- December 16, 2008

IV. BUSINESS FROM MINUTES

STAFF REPORTS

- (1) **Development Permit with Variance
Vladi Vagels [V2 Designs Ltd.] owner/applicant
900 Esquimalt Road**

Proposal is to build a split face concrete wall to replace an existing chain link fence in order to separate the private property from the public realm and to enhance the streetscape along the Esquimalt Road frontage.

V. PLANNER'S STATUS REPORT

VI. COUNCIL LIAISON

VII. NEW BUSINESS

VIII. NEXT REGULAR MEETING

Tuesday, February 17, 2009

IX. ADJOURNMENT

DRAFT



CORPORATION OF THE TOWNSHIP OF ESQUIMALT
ADVISORY PLANNING COMMISSION
HELD ON
DECEMBER 16, 2008
COUNCIL CHAMBERS

MEMBERS PRESENT: Paulette Flannagan, Chairperson
Terry Eckstein
Brian Gordon
Ramona Scott

REGRETS: Talya Cohen

TECHNICAL STAFF: Trevor Parkes, Senior Planner

COUNCIL LIAISON: Randall Garrison

SECRETARY: Marie Letham

No members of the public in attendance

I. CALL TO ORDER

The Chair called the meeting to order at 7:00 p.m. and outlined the meeting procedures and the advisory role of the Advisory Planning Commission.

II. ADOPTION OF AGENDA

It was moved and seconded that the agenda be adopted as distributed.
The motion **CARRIED**.

III. ADOPTION OF MINUTES – September 16, October 21, and November 18, 2008

The Chair requested that the adoption of the three sets of minutes be stood over until the next meeting.

IV. BUSINESS FROM MINUTES

No business arising from minutes.

DRAFT

V. STAFF REPORTS

(1) **Development Variance Application
Joseph and Marilyn Cunningham
929 Mesher Place**

The owners, Joseph and Marilyn Cunningham presented their proposal to enclosure an existing deck.

Joseph Cunningham explained to the Commission members that they designed the extension to a bedroom and porch in a manner to avoid making a jog in the building.

All members of the Commission commented that the proposal made sense and that they supported it.

PUBLIC INPUT:

There were no members of the public in attendance.

RECOMMENDATION:

Moved by Brian Gordon, seconded by Terry Eckstein, that the Esquimalt Advisory Planning Commission (APC) resolves that the application for a Development Variance Permit for Lot 4, Section 2, Esquimalt District, Plan 30973 (929 Mesher Place) including the variance listed below be forwarded to Council with a **recommendation of approval**

Zoning Bylaw No. 2050, Section 34(9)(a)(i) – Siting Requirements – Principal Building – Front Setback - a 1.3 metre reduction to the required Front Setback for a principal building from 7.5 metres to 6.2 metres

The Motion **CARRIED UNANIMOUSLY.**

The opinions and comments of the APC members are as follows:

- Commission members indicated that the application made sense and was supportable.

DRAFT

MINUTES OF ADVISORY PLANNING COMMISSION
MEETING HELD ON DECEMBER 16, 2008

Page 3

- (2) **Development Permit Application**
Praxis Architects Inc., applicant on behalf of owner
Dagmar Beimen
630 Head Street

Rob Rochleau, Architect, from Praxis Architects was in attendance on behalf of the owners. He outlined the proposal to build an addition on the northeast corner of the roof of the existing building. This suite is occupied by the owners of the building and they wish to expand their living space and have room to accommodate for guests.

In response to a question from the Chair Rob Rochleau responded that the building was not a strata building, the building was owner by his client.

Brian Gordon asked the architect for an explanation as how this space will be accessed.

PUBLIC INPUT:

There were no members of the public in attendance.

RECOMMENDATION:

Moved by Terry Eckstein, seconded by Ramona Scott, that the Esquimalt Advisory Planning Commission (APC) resolves that the application for a Development Permit for Lot 1, Section 11, Esquimalt District, Plan 29010 (630 Head Street) including the variance listed below be forwarded to Council with a **recommendation of approval**

Section 44(4)(a) – Building Height – a 2.8 metre increase in the permitted Height of the Principal Building, from 11 metres to 13.8 metres. The motion **CARRIED UNANIMOUSLY**.

The opinions and comments of the APC members are as follows:

- Commission members stated that the application was supportable and there were no concerns expressed.

VI. PLANNER'S STATUS REPORT

Trevor Parkes indicated that he had no formal report to present. He informed the Commission that the variance hearing for 357 Kinver was held and Council approved the variance.

DRAFT

**MINUTES OF ADVISORY PLANNING COMMISSION
MEETING HELD ON DECEMBER 16, 2008**

VII. NEW BUSINESS

(i) APC Council Liaison

The Chair welcomed Randall Garrison as the new Council Liaison to the Advisory Planning Commission.

Councillor Garrison informed the Commission that Council will be holding a three day Strategy Meeting and if there were any matters the Commission Members would like considered he asked that they get in touch with him. Under discussion will be secondary suites, and clarification of the Tree Protection Bylaw.

Paulette Flannagan expressed concerns about comments from a Councillor regarding a comment towards the APC that they had information regarding the Legion Application that was not conveyed to Council. She indicated that she had spoke with the Councillor concerned but was very concerned about the comment.

(ii) Update of Application

The Chair asked Trevor Parkes inquired as to the status of the application for 1191 Munro Street. Trevor Parkes informed the Commission that the application was held in abeyance at this point at the applicant's request.

He also informed the Commission that he was working with the Fire Department on this application, as they have a request that the residence is to be sprinklered due to the 4.6 metre access strip.

(iii) OCP Review

In response to a question regarding the OCP review, Trevor Parkes stated that staff have been directed to review the OCP. Assuming the funds are approved by Council at budget time a "Request for Proposals" will go out looking for a consultant to assist staff in the review.

VIII. NEXT REGULAR MEETING

Tuesday, January 20, 2009

IX. ADJOURNMENT

On motion the meeting adjourned at 8:00 p.m.

Certified Correct

Paulette Flannagan, Chairperson

STAFF REPORT

Date: January 15, 2009
To: Chair and Members of the Advisory Planning Commission
From: Trevor Parkes, Senior Planner
Barbara Snyder, Director, Development Services
Subject: **DEVELOPMENT PERMIT with VARIANCE**
900 Esquimalt Road
[Lot 1, Section 11, Esquimalt District, Plan 34638]

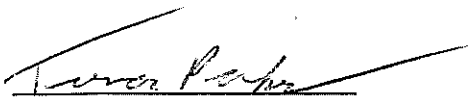
SUMMARY

The applicant is proposing to build split face concrete wall, in place of an existing chain link fence, to separate his property from the public realm and to enhance the streetscape along his property's Esquimalt Road frontage. This site is located within Development Permit Area No. 2 – Commercial therefore a development permit is required to ensure the application meets the intent of the guidelines contained in Chapter 9 of the Township's Official Community Plan.

RECOMMENDATION

That the application for a Development Permit, limiting the form and character of development to that shown on architectural plans prepared by V2 Designs Ltd., stamped "Received December 23, 2008", for the proposed structure located at Lot 1, Section 11, Esquimalt District, Plan 34638 [900 Esquimalt Road] and including the following variance to Zoning Bylaw No. 2050, be forwarded to Council with a recommendation of approval.

Section 28 – Major Road Setback – waiver of the requirement that all Buildings and Structures shall be sited a minimum of 3 metres from the boundaries of Esquimalt Road and Admirals Road (north of Lyall Street).



Trevor Parkes
Senior Planner



Barbara Snyder
Director of Development Services

BACKGROUND

Owner/Applicant: Vladi Vagels [V2 Designs Ltd.]

Property Size: Metric: 1528 m² Imperial: 16,447 sq. ft.

Existing Land Use: Commercial Mixed Use

Surrounding Land Uses:

North: Commercial
South: Commercial
West: Commercial
East: Commercial

Existing Zoning: C-2 [Neighbourhood Commercial]
[No change required]

Existing OCP Designation: Commercial Mixed Use
[No change required]

Purpose of the Application: The owner of the building wishes to install a split face concrete wall to separate his property from the public realm and to enhance the streetscape of his Esquimalt Road frontage.

COMMENTS FROM OTHER DEPARTMENTS

The following comments were received prior to report writing:

Building Inspection: Project will be subject to a full Building Code review at building permit stage.

Engineering Services: The building permit application for a wall adjacent to the commercial/residential building at 900 Esquimalt Road provides a space for bus shelter to be installed by the municipality. The Department of Engineering and Public Works supports this application as it will allow the municipality to install a bus shelter at a high volume transit stop. Negotiations are under way with the owner to allow the bus shelter to be installed on private property as there is insufficient space on the sidewalk.

Note: All projects are subject to compliance with the BC Building Code, Esquimalt Subdivision and Servicing Bylaw, Esquimalt Zoning Bylaw and other Regulations and Policies set by Council.

ZONING CONSIDERATIONS

The proposed siting of the split face concrete wall is approximately 1 metre from the property line at its closest point. Zoning Bylaw No. 2050, Section 28 requires all buildings and structures to be setback no less than 3 metres from the property line along Esquimalt Road. As such, an exemption from this requirement is being sought in order to permit this installation.

Approval of this proposal requires the following relaxation of Zoning Bylaw No. 2050:

Section 28 – Major Road Setback – waiver of the requirement that all Buildings and Structures shall be sited a minimum of 3 metres from the boundaries of Esquimalt Road and Admirals Road (north of Lyall Street).

OFFICIAL COMMUNITY PLAN CONSIDERATIONS

Official Community Plan Section 9.4.3 (a) states that a key goal of Development Permit Area No. 2 – Commercial is to “enhance the aesthetic image of Esquimalt’s commercial district, particularly those areas that are considered community focal points, such as the Village, the Head Street/Esquimalt Road intersection and major entrance points to the municipality.”

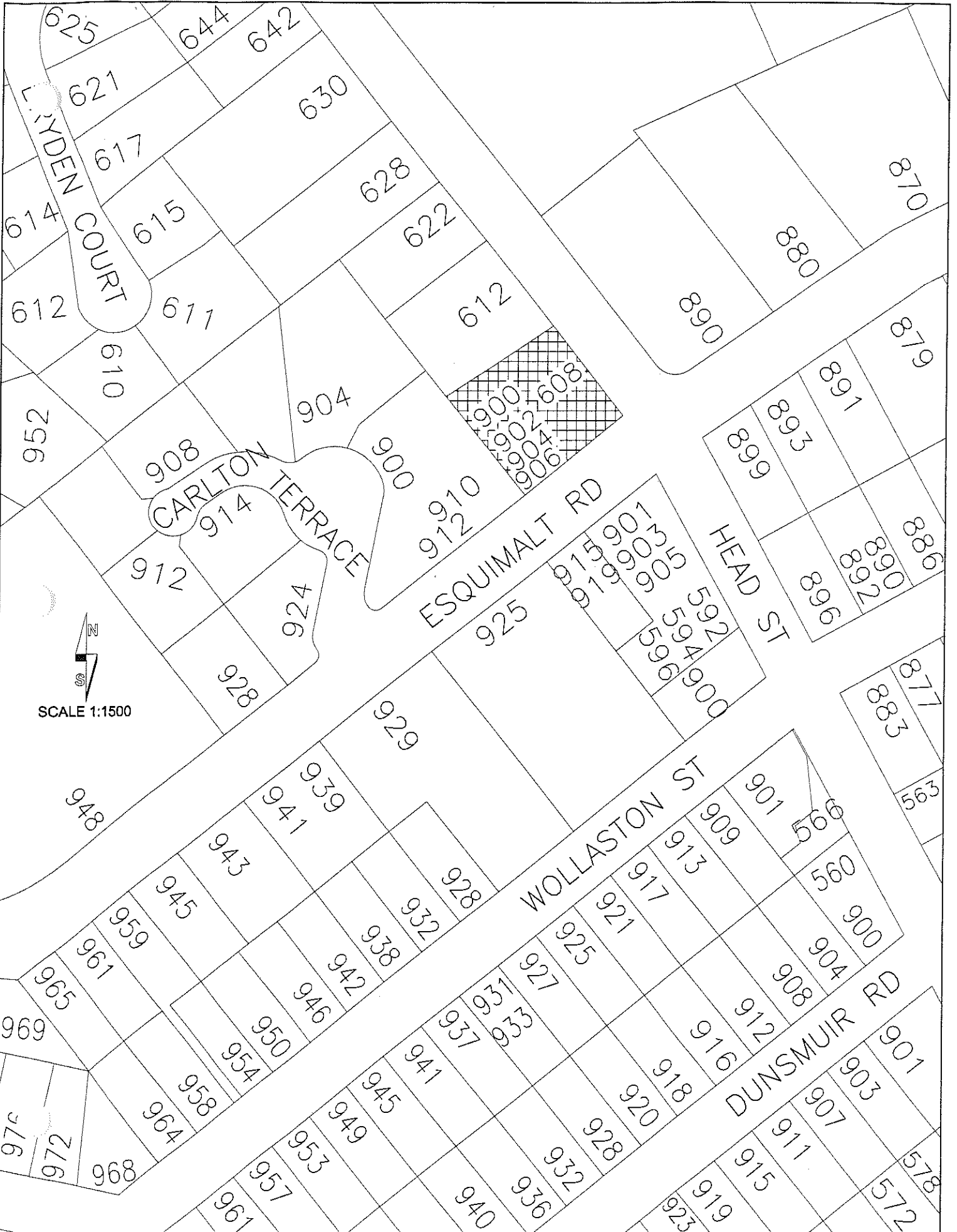
This proposal will add pedestrian appeal and enhance the overall appearance of the street while improving the functionality of the site for both the businesses and the residents living above.

Building Design: The applicant proposes to install a split face concrete wall between his building located at 900 Esquimalt Road and the adjacent commercial building at 900 Carlton Terrace parallel to Esquimalt Road. The proposed wall would be painted beige in colour to match the buildings existing stucco finish. Furthermore, the wall would be setback 1.8 meters from the property line to allow low growing hedging to be planted in front, the placement of a bike stand for use by commercial clients and to facilitate the installation of a new bus shelter. Additional features include the provision of an iron gate permitting access to the applicant's parking lot, iron fencing inset in the wall as a design feature breaking up the massing of the wall and red stamped concrete creating visual interest on the sidewalk and tying the design into the brick facade on the existing building.

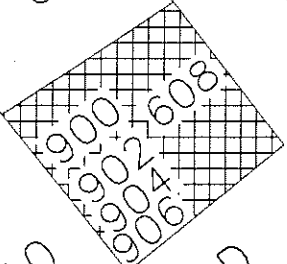
Landscaping: The incorporation of low height hedging material in the design is an enhancement to the streetscape as it adds an organic element to an overwhelmingly inorganic space. A landscape bond of 120% of the estimated value of all landscaping will be required if this application is approved and the applicant will be responsible for the installation of an irrigation system to ensure the ongoing health of the proposed hedge.

PUBLIC NOTIFICATION

As this proposal involves a variance, should this be forwarded to Council, notices would be mailed to owners and tenants of properties within 50 metres [164 ft.] of the subject property advising them of the date on which Council will consider the application.

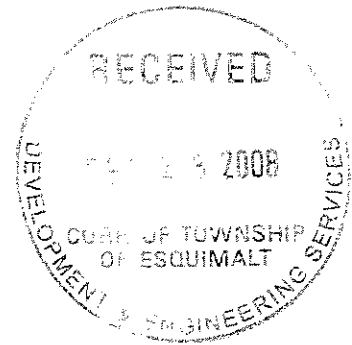


SCALE 1:1500



January 22, 2009

V2 Designs Ltd.
1519 Tharratt Rd.
Shawnigan Lake BC V0B 2W3



Corporation of the Township of Esquimalt
1229 Esquimalt Rd.
Esquimalt BC V9A 3P1

Attention: Mr. Trevor Parkes, Planning Department

Subject: Development Variance Permit

V2 Designs Ltd., under Development Variance Permit, would like to be permitted to construct a split face concrete block wall sited at six feet 6' from the property line along Esquimalt Road. At the present time there is a six foot 6' high chain link fence sited approximately three feet 3' from the same property line.

This fence was placed there approximately 3 years ago after the extreme graffiti conditions were removed from all the building walls of our building as well as all other adjoining walls.

This fence has eliminated most of the previous graffiti problems as well as illegal garbage dumping, vehicle vandalism and loitering.

Our request to relocate the bus stop from the front of our building to the new location on our property will hopefully eliminate constant vandalizism to our commercial storefronts, bus soot deposits in our residential suites above, bus noise due to stops and starts as well as people smoking within 3 meters from our main entrance.

The request to construct this solid wall will provide the following benefits:

1. Reduce traffic noise to our site.
2. Prevent garbage from blowing into our property.
3. Prevent people from parking illegally in our parking lot and accessing the adjoining commercial building.
4. Provide a friendly pedestrian walkway.
5. Add to the overall frontal appearance of our building.

The approval of this variance request would be very much appreciated.

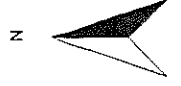
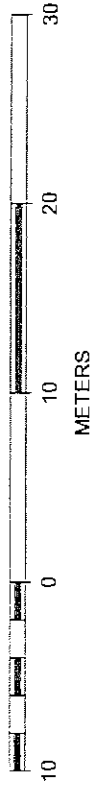
Yours truly,


V2 Designs Ltd.

900 Esquimalt Road

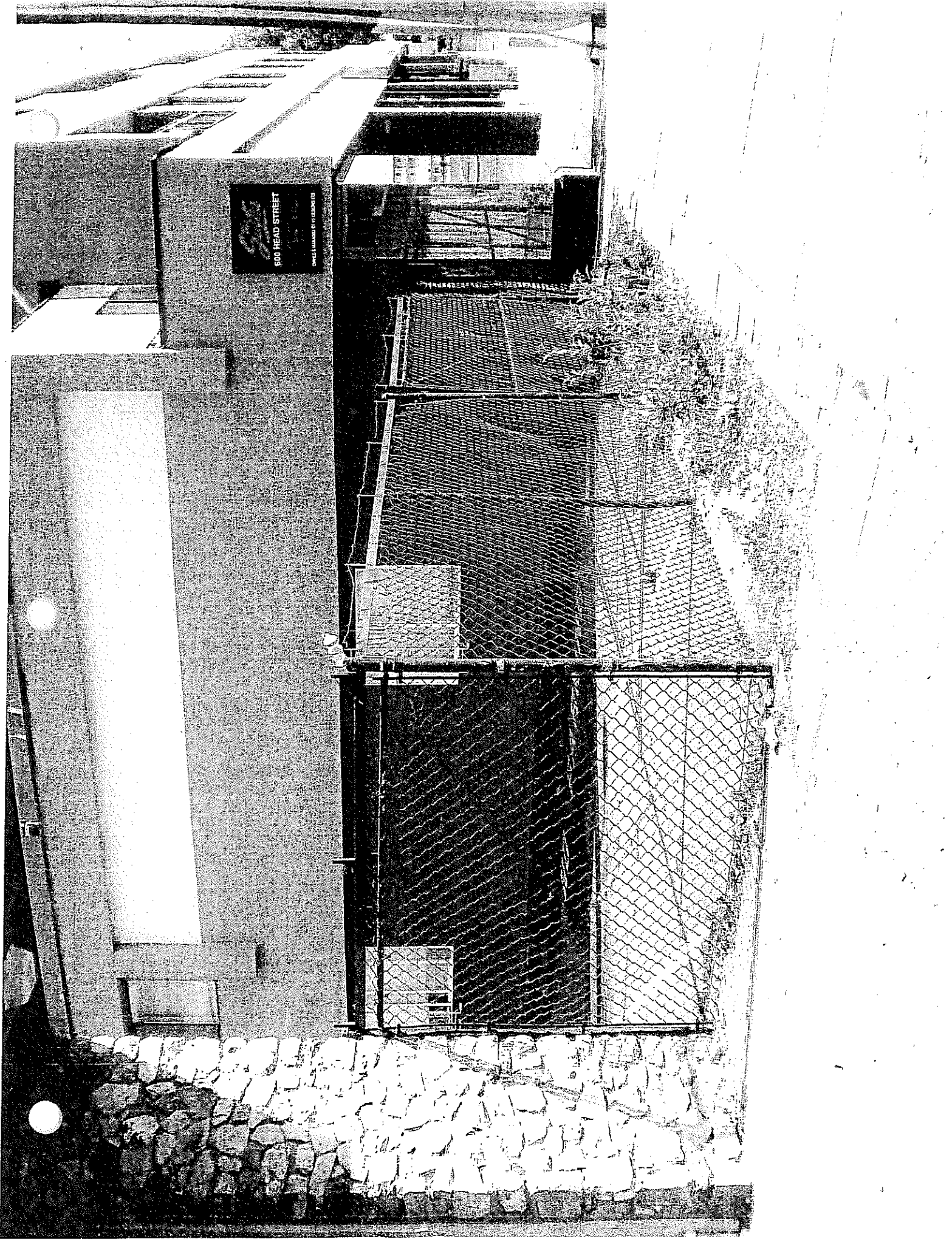


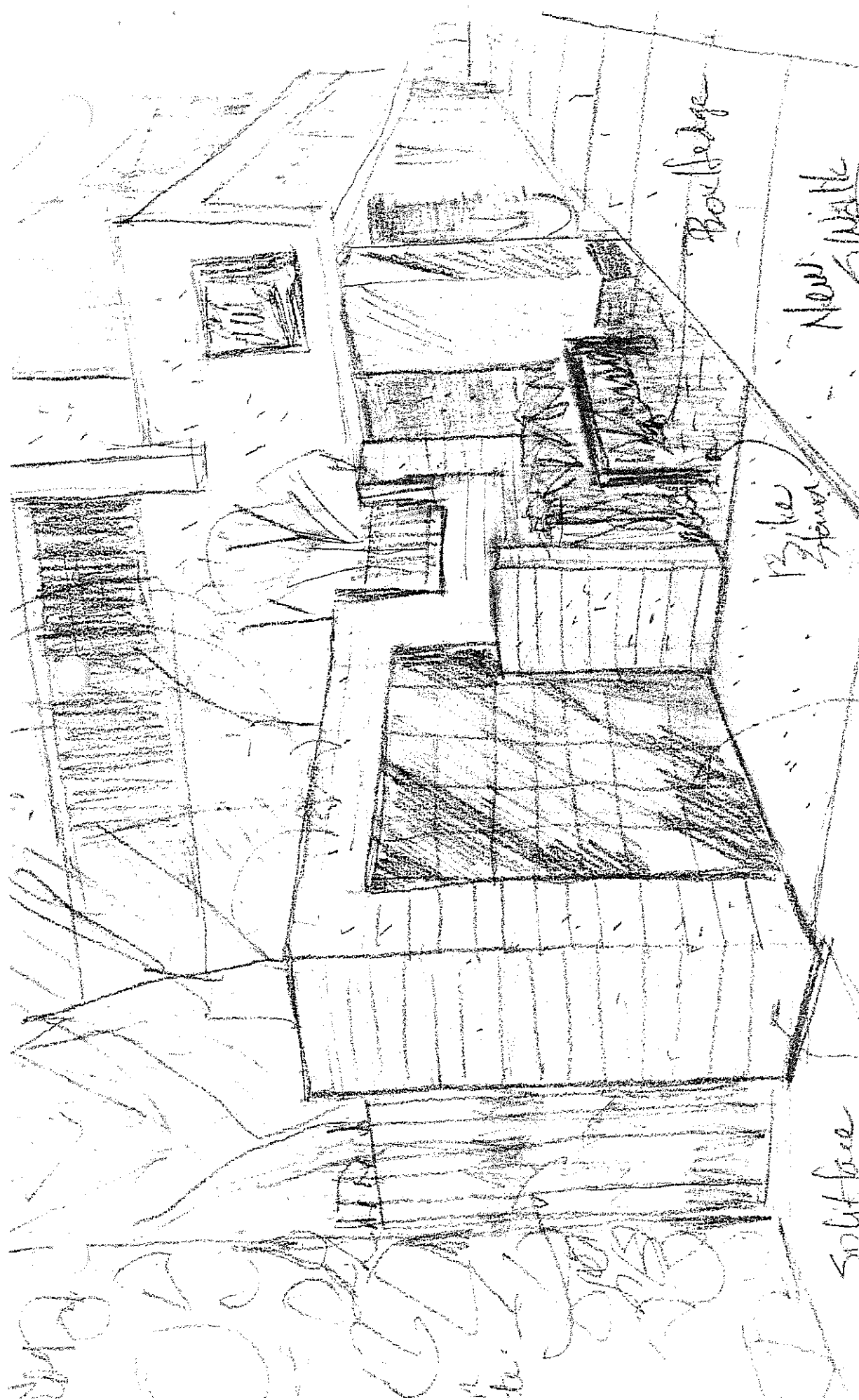
SCALE 1 : 400



800 HEAD STREET

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RECEIVED
DEC 23 2008
CORP. OF TOWNSHIP
OF ESQUIMAULT
DEVELOPMENT & ENGINEERING
SERVICES

Box ledge

New Slat

Bike stand

Possible granite tile

Split face blocks (Painted)

Property line

Steven Desjardins

RECEIVED
 DEC 23 2009
 CORP. OF TOWNSHIP
 OF ESQUIMAULT
 DEVELOPMENT & ENGINEERING SERVICES

HEAD STREET

PROPERTY LINE AS PER SURVAY CERTIFICATE

PARKING

PARKING

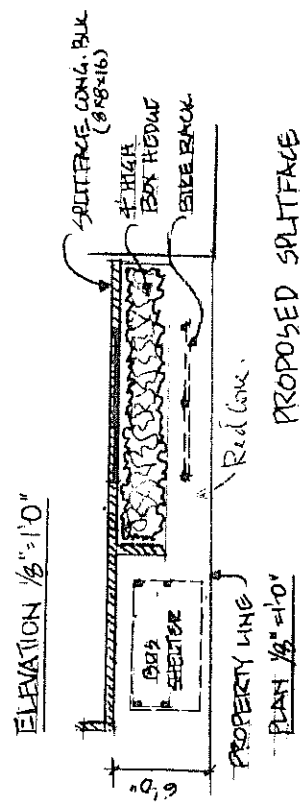
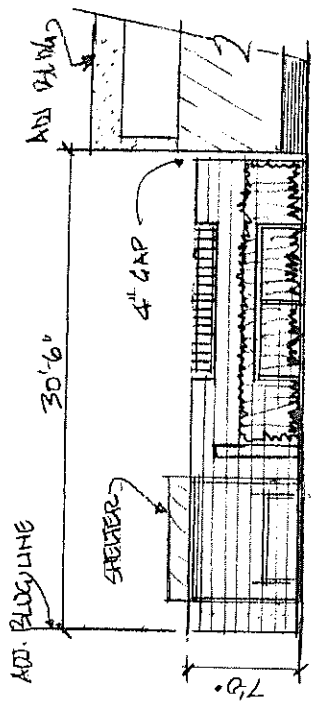
EXISTING COMMERCIAL / RESIDENTIAL BUILDING

CITY SIDEWALK

ESQUIMAULT ROAD

Bus STOP SIGN

SITE PLAN 1"=20'



PROPOSED SPLITFACE CONCRETE BLOCK WALL @ 6 FEET FROM PROPERTY LINE

ADJOINING BLDG

PROPOSED BUS SHELTER ON VZ DESIGN'S PROPERTY SIZE 4' PER DAY PROVIDED.

SITE / LOT 1
 ZONING PLAN 34638
 ESQU. DISTRICT

VZ DESIGN'S LTD
 159 THERRATT RD
 SHANNINGAN UNIO, B.C. V0R2N03

CONG. BLOCK WALL BEHIND TO MATCH BLDG STUCCO