



**CORPORATION OF THE TOWNSHIP OF ESQUIMALT  
ADVISORY PLANNING COMMISSION  
MINUTES  
HELD ON  
FEBRUARY 17, 2009  
COUNCIL CHAMBERS**

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<b>MEMBERS PRESENT:</b>	Paulette Flannagan, Chairperson Terry Eckstein Brian Gordon Gerald Froese Ramona Scott
<b>TECHNICAL STAFF:</b>	Trevor Parkes, Senior Planner
<b>COUNCIL LIAISON:</b>	Randall Garrison
<b>SECRETARY:</b>	Marie Letham

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There were 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**

Moved by Ramona Scott, seconded Brian Gordon that the agenda be adopted as distributed.  
The motion **CARRIED**.

**III. ADOPTION OF MINUTES**

Moved by Ramon Scott, seconded by Brian Gordon that the minutes of the regular meeting of January 20, 2009 be adopted as amended.  
(Amendment Page 2 – add “*painted*” split face)  
The motion **CARRIED**.

**III. STAFF REPORT**

- (1) **Development Permit with Variance  
Praxis Architects on behalf of M.F.G. Properties Ltd.  
1405 Esquimalt Road**

Mike Levin, Architect, representing the owners outlined the proposal and the history for the 41 unit condominium building. He stated that the proposal was very similar to the previous one. The colour scheme, and roof line have been updated.

He informed the Commission members that the units are small and are aimed investors purchasing and renting the units and first time home buyers.

Mike Levin explained that the site access to this lot was created by subdivision. There is a shared easement between the proposed building and the building at 506 Grafton Street to allow access to the underground parking.

Brian Gordon asked Mike Levin about the undermining the adjacent building caused by the ramp.

Mike Levin responded that there are some issues and a Geotechnical Engineer was called in and it will be remedied by either a retaining wall or underpinning.

Brian Gordon asked Trevor Parkes about green roofs.

Trevor Parkes commented that there have been no further discussions regarding green roofs. There are disagreements with the Province and insurance companies on wood frame buildings.

In response to a question from Ramona Scott regarding railings, Mike Levin responded that there would be metal railings with inset glass panels.

Ramona Scott commented that she liked the new colour scheme.

Terry Eckstein commented that he had no questions but liked the changes to the colour scheme and roof and likes the idea of the roof patio being a communal amenity.

Gerald Froese wondered about the site lines for the adjacent building. He expressed some concern about the variance - expectation from neighbouring residents.

Mike Levin commented that the arbour is triggering the increase in height and is not a solid feature like a fence.

Gerald Froese inquired about the parking variance and inquired if this building would be rental.

Trevor Parkes, Senior Planner, advised that the parking bylaw does not differentiate between condominiums and rental apartments.

Paulette Flannagan asked Mike Levin to explain the view corridors out to the water.

Mike Levin stated that from the building you will be able to see the Base, to the north east the Graving Dock, south looking at rock, and from the north and west side there are good views.

Paulette Flannigan commented that she had concerns regarding ramp noise from the shared access lane.

Mike Levin commented that most of the ramp is underground and that there might be an echo, but the variances in surface materials will help with the noise abatement.

#### **Public Input**

No public in attendance.

In response to a question regarding improvements to the southern property, Mike Levin stated none are planned, and that the property is municipally owned land.

#### **RECOMMENDATION**

Moved by Terry Eckstein, seconded by Brian Gordon that the Esquimalt Advisory Planning Commission (APC) resolves that the application for a Development Permit with Variances for Lot 1, Suburban Lot 26, Esquimalt District, Plan VIP73731 [1405 Esquimalt Road], including the variance listed below be forwarded to Council with a **recommendation of approval**

**Zoning Bylaw No. 2050, Section 44.2(3) – Building Height** – a 2.5 metre increase in the permitted Height, from 11 metres to 13.5 metres.

**Zoning Bylaw No. 2050, Section 44.2(6) – Useable Open Space** – a waiver from the requirement that 7.5% of the parcel area be provided for the use of the residents for outdoor leisure activities.

**Parking Bylaw No. 2011, Section 13(1)(a)(v) – Number Of Off-Street Parking Spaces** – a reduction in the required number of parking spaces from 1.3 spaces per dwelling unit to 1.17 spaces per dwelling unit [i.e. from a total of 54 spaces to 48 spaces].

**Parking Bylaw No. 2011, Section 11(1) – Visitor Parking** – a reduction in the required number of dedicated visitor parking spaces from 1 of every 4 to 1 of every 7 [i.e. from a total of 12 visitor spaces to 7 visitor spaces]  
The motion **CARRIED UNANIMOUSLY.**

**V. PLANNER'S STATUS REPORT**

Trevor Parkes, Senior Planner presented the following status report:

Council approved the following applications:

- Development Variance Application - 939 Mesher Place
- Development Permit with Variance - 630 Head Street

Development Permit for 900 Esquimalt Road will go forward to the April's Committee of the Whole, at the owner's request as he is away until then.

Rezoning Application (for panhandle lot) - 1191 Munro Avenue at the February 9<sup>th</sup>, Committee of the Whole Staff were directed to prepare the amending bylaw and return to Council for first and seconding readings.

**VI. COUNCIL LIAISON**

Councillor Garrison stated that Council supports the application for 1191 Munro Avenue to proceed to Public Hearing. Council has had a request to postpone the public hearing until a resident returns from vacation and can be in attendance. Council directed that the process will proceed as normal.

Councillor Garrison advised the Commission members that Council was looking at re-organizing some of the Committees and Commissions and will be starting interviews for new appointees. He thanked the Commission members for continuing on until all the replacements are in place.

**VII. NEW BUSINESS**

**VIII. NEXT REGULAR MEETING**

Tuesday, March 17, 2009

**IX. ADJOURNMENT**

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

Certified Correct

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Chairperson