



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

MEMBERS PRESENT:	Gerald Froese Jaime Hilbert Joanne Kimm Rod Lavergne Darwin Robinson Ramona Scott Ed Williams
STAFF LIAISON:	Trevor Parkes, Senior Planner
COUNCIL LIAISON:	Randall Garrison
SECRETARY:	Marie Letham

One member of the public in attendance

I. CALL TO ORDER

Trevor Parkes, Staff Liaison called the meeting to order at 7:00 p.m. and welcomed new members to the Commission. He advised that the first order of business is to elect a Chair and an Alternate Chair.

II. ELECTION OF CHAIR

Gerald Froese was elected as Chair by acclamation

III. ELECTION OF ALTERNATE CHAIR

Rod Lavergne was elected Alternate Chair by acclamation.

Gerald Froese, Chairperson, took over the meeting and outlined the meeting procedures and the advisory role of the Planning Commission.

IV. ADOPTION OF AGENDA

Moved and seconded that the agenda be adopted as distributed.
The motion **CARRIED**.

V. ADOPTION OF MINUTES

Moved by Gerald Froese, seconded by Ramona Scott that the minutes of the regular meeting of February 17, 2009 be adopted as circulated.
The motion **CARRIED**.

VI. STAFF REPORT

- (1) Development Permit
860 Admirals Road
677959 BC Ltd [Mike Lauemer] owner/applicant**
Proposal is to erect a strata-titled duplex on a vacant lot.

Mike Lauemer, owner, was in attendance to outline his proposal to construct a strata-titled duplex on a duplex zoned lot. He also stated that he owned the property beside at 866 Admirals Road. He informed the Commission members that the property meets all the setbacks of the Zoning Bylaw and the designation in the Official Community Plan.

He stated that the driveway encroaches onto the adjoining property which he owns. He stated that the encroachment will be removed.

Rod Lavergne inquired if the Oak tree will remain.

Mike Lauemer responded that the Oak tree is in the building envelope.

Joanne Kimm commented that Birch trees require a lot of moisture and perhaps the applicant could liaison with Municipal Staff regarding an appropriate tree for the corner.

Ed Williams asked the applicant if he had negotiated with the Engineering department regarding access at 866 Admirals Road.

The applicant responded, not as yet.

Ed Williams inquired about the reference to a wood garage door, but no door shown on plans.

The applicant commented that the submission was changed at the last minute and the door was missed on the plans.

Ramona Scott commented she liked the colours, and feels the project is a good fit with the neighbourhood.

Darwin Robinson commented on the driveway access. He suggested that grasscrete be used for the driveway. He stated that he likes to see “toys” (i.e. recreational vehicles, boats stored in the rear yard.

Public Input

No member of the public spoke to this application.

RECOMMENDATION:

Moved by Ed Williams, seconded by Darwin Robinson that the Esquimalt Advisory Planning Commission (APC) resolves that the application for a Development Permit for Lot 11, Block 7, Section 10, Esquimalt District, Plan 2546 [860 Admirals Road] be forwarded to Council with a **recommendation of approval**, on the proviso that the issue of the driveway encroachment be resolved.

The Motion **CARRIED UNANIMOUSLY**.

Also, the Commission suggested the use of an alternate species of tree than the Birch proposed on the landscape plan.

**(2) Development Permit
3 Metro Urban Design and Development [Glenn Davies]
513 Sturdee Street**

The proposal is to construct a non-strata titled duplex.

Glenn Davies, owner, Brian Kendrick, Designer, and Robert Roberts, builder were in attendance to outline the proposal.

Glenn Davies outlined the history of the property, commenting that they have cleaned up the property and also have new tenants in the building. He commented that Brian Kendrick had work hard on the design and did the best that they could do to show commitment to the neighbourhood. Have implemented green features. They have talk to the neighbours and did not receive any negative comments. The project provides affordable housing and a mortgage helper.

Glenn Davies stated to the Commission that the project will be built as the graphics illustrate.

In response to a question from the Chair, Trevor Parkes explained that a non-strata titled property allows two units with one legal title (i.e. one owner owns both units).

Darwin Robinson commented that he liked the design and felt it is a perfect for the area.

Ramona Scott stated that she loved the design, likes the little building, it is innovative and sets the standard. Liked the form the developer presented to outline the green features.

Ed Williams commended the applicants on their presentation. He felt it is a good fit with the neighbourhood and looks forward to seeing it happen.

Jaime Hilbert inquired if the patio area could be accessed from the basement suite?

Brian Kendrick responded, no, that it was a separate access.

Joanne Kimm commented that she like the design, it was energetic. She expressed concerns regarding the hedge, and suggested the use of boxwood plantings for the hedge.

In response to a question, Trevor Parkes advised the Commission that there are no regulations surrounding the height of hedges.

The Director of Development Services, Barbara Snyder, informed the Commission members that a landscape drawing would show the plantings and the heights. The type of hedging shown can be changed to indicate a low boxwood hedge and that the landscape plan is referenced to the Development Permit.

Joanne Kimm inquired if the accessory building was to be used for storage.

Brian Kendrick confirmed that it was to be used for storage.

Rod Lavergne stated that he liked the project. He suggested that the developer liaise with Parks Staff to negotiate a more appropriate boulevard tree on the corner.

Public Input:

There was no input from the public.

RECOMMENDATION;

Moved by Rod Lavergne, seconded by Darwin Robinson that the Esquimalt Advisory Planning Commission (APC) resolves that the application for a Development Permit for Lot 53, Suburban Lot 53, Esquimalt District, Plan 2854 [513 Sturdee Street] including the following variances to Zoning Bylaw No. 2050 be forwarded to Council with a **recommendation of approval**

The motion **CARRIED.**

Section 38(5) – Floor Area – a 30 square metre reduction to the minimum floor area of the first storey of the Principal Building from 88 square metres to 58 square metres.

Section 38(7) – Building Width – a 1.1 metre reduction to the minimum width of any Two Family Dwelling from 7 metres to 5.9 metres.

Section 38(9)(a)(ii) – Siting Requirements – Principal Building – a 0.6 metre reduction to the Interior Side Setback from 1.5 metres to 0.9 metres.

Section 38(9)(a)(ii) – Siting Requirements – Principal Building – a 1.3 metre reduction to the Exterior Side Setback from 3.6 metres to 2.3 metres.

Section 38(9)(b)(ii) – Siting Requirements – Accessory Building – a 0.7 metre reduction to the Exterior Side Setback from 3.6 metres to 2.9 metres.

Also, as part of the recommendation, the Commission suggested that upon completion of the building, the applicants liaise with Municipal Staff for consideration of replacing the boulevard trees to enhance this project. The motion **CARRIED UNANIMOUSLY**.

VII. PLANNER'S STATUS REPORT

Trevor Parkes reported on the following:

- Development Permit – 1405 Esquimalt Road was forwarded to Committee of the Whole. The Committee requested an alteration to the plan to show number of accessible suites.
- Rezoning – 934/936 Craigflower Road has not proceeded as yet to the Committee of the Whole, as the applicant wants to conduct a traffic study.
- **Rezoning** – 1191 Munro Street – Council gave first and second reading to the amending bylaw. Public Hearing is scheduled for April 6, 2009.

VIII. COUNCIL LIAISON

Councillor Garrison offered his thanks to the members for volunteering and devoting their time to the Planning Commission. He indicated that Council looks forward to their advice from such a diverse group.

He advised the members that Staff is working on developing a Green List to help the Commission evaluate applications.

He advised the members that his role is to act as Liaison between Council and the APC, that he does not have a vote.

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Councillor Garrison reminded the members of the Open Forum on Height and Density to be held on March 24, 2009 in the Council Chambers.

IX. NEW BUSINESS

Members were reminded of the Council Orientation for Committees, Commissions and Boards to be held on March 31, 2009 at 7:00 p.m. in the Council Chambers.

X. ADJOURNMENT

On motion the meeting adjourned at 9:30 p.m.

Certified Correct

Gerald Froese, Chairperson