



**CORPORATION OF THE TOWNSHIP OF ESQUIMALT  
ADVISORY PLANNING COMMISSION  
MINUTES  
HELD ON  
APRIL 21, 2009  
COUNCIL CHAMBERS**

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

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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 role of the Advisory Planning Commission.

**II. ADOPTION OF AGENDA**

Moved Darwin Robinson, seconded by Joanne Kimm that the order of the agenda be amended in order to hear the proposal for 1206 Wychbury Avenue first and the other applicant had not yet arrived.  
The motion **CARRIED**.

**III. ADOPTION OF MINUTES**

Moved by Darwin Robinson, seconded by Rod Lavergne that the minutes of the regular meeting of March 17<sup>th</sup>, 2009 be adopted as distributed.  
The motion **CARRIED**.

IV. STAFF REPORT

(1) **Development Variance Permit  
1206 Wychbury Avenue  
Valentina Chuback , owner**

Valentina Chuback, the owner was in attendance to present her proposal to request a variance to facilitate the replacement of an existing sunroom. She explained that she had received a variance back in 1991 to build the existing solarium. She stated that when she put in to replace the solarium with the new sunroom, it was discovered the contractor of the day took more of a variance than what was allowed. She explained that she needs to replace the sunroom as it is leaking and has caused rotting of the floor.

With reference to a question from Gerald Froese regarding how measurements are taken, Trevor Parkes, Senior Planner, stated that setbacks are measured from the foundation wall, or from the closest point of a structure to the lot line.

Ramona Scott inquired about the address being on Wychbury.

Trevor Parkes explained that the house is actually built lengthwise on the lot and that the side is really the rear yard.

Darwin Robinson commented that it does not encroach upon any one. That this addition is an improvement to the house and that there is lots of room on site coverage.

Ed Williams commented that he was in support and stated that the property was well maintained.

**Public Input:**

No members of the public were in attendance.

**RECOMMENDATION**

Moved by Rod Lavergne, seconded by Darwin Robinson, that the Esquimalt Advisory Planning Commission (APC) resolves that the application for a Development Variance Permit for Lot 7, Section 11, Esquimalt District, Plan VIP21838 [1206 Wychbury Avenue] including the following variance to Zoning Bylaw No. 2050 be forwarded to Council with a **recommendation of approval**

**Bylaw No. 2050, Section 40(9)(iii) – Rear Setback** - a 0.65 metre decrease in the required setback from the rear lot line for the principal building, i.e. from 7.5 metres to 6.85 metres.

The motion **CARRIED UNANIMOUSLY.**

The owner of 677 Admirals Road was not in attendance. It was moved by Darwin Robinson seconded by Ramona Scott that the Commission would consider the proposal. The Staff Liaison would present the application on behalf of the applicant.

**(2) Development Variance Permit  
677 Admirals Road  
Peter Volchek, owner/applicant**

Trevor Parkes, with reference to the applicant's letter, outlined the reasons for the request to construct a fence 1.85 metres in height in front of the front face of the building. The applicant cited, privacy issues, noise, caused by the proximity to a major intersection. The presence of a Bus Stop location in front of the property, and security as reasons he requires higher fencing in his front yard.

Darwin Robinson commented that the request would be tough to refuse, that he was in favour.

Ramona Scott inquired if the rock wall counted, Trevor Parkes, Staff Liaison explained the topography there, that the rock wall was municipal property, and the slope area with plantings was also municipal property, the fence would be behind that.

She stated she would prefer to see a hedge to provide greenery and a bird habitat. She expressed concern about setting a precedent. She felt that the fence would add nothing to the street and not be aesthetically pleasing. She did not think this will meet the applicant's goals of noise mitigation.

Ed Williams commented that a hedge would be more attractive the hedge could be more than 6 feet. He stated that a new fence in front would improve the appearance; he stated he had no problem with it.

Gerald Froese commented that considering the location it would fit well. He stated that the wood fence would not work for noise abatement.

Jaime Hilbert commented that she felt the additional fence would be fine compared to what is there now.

Joanne Kimm stated she did not find the height an issue; the fencing does not stand out, as it would be built from natural cedar. She commented that she could certainly understand the owner's concern regarding security therefore it makes sense at that location.

Rod Lavergne commented that he had no problem with the height as long as the fence was kept in the same location it is now.

Trevor Parkes clarified for the Commission that the letter of support accompanying the report was for his portion of the strata only.

Ramona Scott commented after hearing the explanations and discussions that she can support this application. The new fence will be nicer than what is there and she can support the request especially as this is a terrible corner.

### **Public Input**

No members of the public were in attendance.

### **RECOMMENDATION:**

Moved by Darwin Robinson, seconded by Joanne Kimm that the Advisory Planning Commission (APC) resolves that the application for a Development Variance Permit for Strata Lot 1, Suburban Lot 50, Section 11, Esquimalt District, Plan VIS3131 [677 Admirals Road] including the following variance to Zoning Bylaw No. 2050 be forwarded to Council with a **recommendation of approval**

**Zoning Bylaw No. 2050, Section 38(11) – Fencing** - a 0.65 metre increase to the permitted fence height in front of the front face of the Principal Building from 1.2 metres to 1.85 metres.

The Motion **CARRIED UNANIMOUSLY.**

## **V. PLANNER'S STATUS REPORT**

Trevor Parkes reported on the status on the following applications:

- 1405 Esquimalt Road [41 unit condominium] on April 6, 2009 Council approved the Development Permit with Variances;
- 1191 Munro Street [Rezoning from RS-1 to RS-1/RS-2] on April 6, 2009 Council approved the rezoning application to allow the subdivision of the lot;
- 513 Sturdee Street [Development Permit for a duplex] the applicant revised the landscape plan as recommended by the APC and the application was consider at the Committee of the Whole on April 14, 2009;
- 934/936 Craigflower Road [13 unit Townhouse development] The application provided a traffic study and a commitment to "Built Green" standards, as well as an amended site plan addressing parking requirements and committed to supply a storm drain management plan. The application was considered at the Committee of the Whole on April 14, 2009 and forwarded to Council for approval. Staff was instructed to prepare the amending bylaw and return it to Council for consideration

- 860 Admirals Road [Development Permit for strata duplex] Municipal Staff met with the applicant to review the issue of the driveway and parking at 866 Admirals Road (which the applicant also owns). The applicant agreed to provide a site plan for 860 Admirals road detailing a proposed solution as well as an updated colour board, a green features list and a revised landscape plan prior to the application being forwarded to the Committee of the Whole.

**VI. COUNCIL LIAISON**

Councillor Garrison informed the Commission that Staff is working on a bylaw to allow Secondary Suites and that input will be sought from the Commission.

He also stated that Council has directed that the OCP be re-opened regarding height in mixed used commercial buildings.

**VII. NEW BUSINESS**

**Re-scheduling of May's Regular Meeting**

As Monday, May 18<sup>th</sup>, is a Statutory holiday, Esquimalt Council date has been set for Tuesday, May 19<sup>th</sup>, which would be the regular APC meeting date. Due to this conflict the May APC meeting will be re-scheduled to **May 26, 2009** at 7:00 p.m. in the Esquimalt Council Chambers.

**VIII. OTHER BUSINESS**

**June 16, 2009 Regular APC Meeting**

Ramona Scott advised the Commission that she will not be in attendance for June's regular meeting.

**IX. ADJOURNMENT**

On motion the meeting adjourned at 8:30 p.m.

Certified Correct

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Gerald Froese, Chairperson