



**CORPORATION OF THE TOWNSHIP OF ESQUIMALT
ADVISORY PLANNING COMMISSION
MINUTES
HELD ON
FEBRUARY 16, 2010
COUNCIL CHAMBERS**

MEMBERS PRESENT: Gerald Froese, Chairperson
Joanne Kimm
Rod Lavergne
Ramona Scott
Christopher Smith
Ed Williams

REGRETS: Jaime Hilbert

STAFF LIAISON: Karen Hay, Planning Technician

COUNCIL LIAISON: Alison Gaul

SECRETARY: Marie Letham

There were 12 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. LATE ITEMS

1. Add to agenda item - email in support 780/782 Lampson Street
2. Letter from Ministry of Housing

III. ADOPTION OF AGENDA

Moved Ramona Scott seconded by Joanne Kimm that the agenda be approved with the inclusion of the late agenda items.
The motion **CARRIED**.

III. ADOPTION OF MINUTES

The minutes of the January 19, 2010 were not available for adoption.

IV. STAFF REPORT

(1) **Rezoning Application and Development Permit**
Applicant: Zebra Group on behalf of owner J. Martin Whitehead
[Lot 3 and Lot 4, Section 10, Esquimalt District, Plan 329
847 Carrie Street

The applicant, Rus Collins, Zebra Design and Martin Whitehead, owner, attended to present the proposal to create a comprehensive development zone which would allow a total of three residences each on a fee simple parcel. The existing residence straddles two lots, should this application for rezoning be approved, the two lots would be consolidated and re-subdivided into three lots. The existing house would be retained and two new houses would be constructed on new lots to the North and South.

Martin Whitehead outlined the accomplishments and awards of Rus Collins and the Zebra Design Group. He also informed the Commission of the preservation work accomplished on several Victorian residences.

Rus Collins outlined the materials and colours for the proposal with the aid of the colour board. He commented that the two new proposed houses would have a contemporary feel he did not want to do the same detail as the heritage house.

Ramona Scott commented that it would be a nice improvement to that corner and was pleased to see the existing house was to be kept. She stated she like the colour scheme and that this was a good infill project that she could support.

Christopher Scott stated that he felt it was a good development. He enquired what type of updating would be done to the existing dwelling.

Rus Collins stated that they would be updating the existing house and it would be completely redone on the inside and it would be returned to a Single Family dwelling with the removal of the existing suite.

Martin Whitehead commented there would be a new roof, the paint on the brick foundation would be removed to re-establish the original brick look.

Ed Williams commented that the existing siding was in bad shape as well as the window frames.

Martin Whitehead responded that the windows are storm windows and they would keep the double hung. The interior would be stripped out and

re-insulated properly. There would be an upgrade to the heating system. This house will be expensive to restore so the additional lot will help with the costs. The house has good bones and is worth doing. It is a good example of a Victorian house.

Joanne Kimm stated she liked the plan. She inquired about green features for the existing house.

Martin Whitehead commented on Built Green. The building will be air tight, insulation will be upgraded, there will be new storm windows, energy efficient appliances.

Rus Collins stated that the BC Building Code allows storm windows. The windows need work, the sashes can be reproduced.

Public Input

Rodney Ebenal, 825 Colville Road comment that:

- Questioned with the change of heating system would there be removal of the oil tank and would there be ground remediation;
- expressed concern about the two new houses being built heat pump ready;
- expressed concern that there would be 3 driveways accessing onto Carrie Street which is a narrow road;
- commented that parking on Carrie Street should be reduced, two new houses would make the parking situation worse;
- expressed concern that suites would go into the houses;
- commented he looks forward to asking more questions.

At the request of the Chair, the owner Martin Whitehead responded to Mr. Ebenal's comments. He stated that the oil tank is in the basement above ground. They would like to have a gas heating system but at this time there are no gas lines on the street and the residents are not interested in having a gas line put in. They will probably go to electric forced-air standard ducting.

To retro fit the proposed new houses for heat pumps is an economical way to go. Screening for noise reduction will be done

Joanne Kimm inquired as to the process of removing the paint from the brick foundation.

Martin Whitehead explain the process.

Gerald Froese commented that he was fine with design. He commented that the noise from heat pumps could be an issue.

RECOMMENDATION:

Moved by Rod Lavergne, seconded by Ramona Scott that the Esquimalt Advisory Planning Commission (APC) resolves that the application for Rezoning and a Development Permit for Lots 3 and 4, Section 10, Esquimalt District, Plan 329 [847 Carrie Street] be forwarded to Council with a **recommendation of approval**.

The motion **CARRIED UNANIMOUSLY**

**(2) Rezoning Application and Development Permit
Owner/Applicant: Ken Hoag on behalf Vanhanh Buddhist Society
933 Colville Road**

Ken Hoang, applicant on behalf of the owner , Vanhanh Buddhist Society, and Ken Marr, Designer attended to present the proposal.

The proposal is to create a comprehensive development zone which would allow a total of one residence with a public assembly use, a Meditation Centre. The existing house would be demolished and a new house would be constructed which would feature a large recreation room that could also be used for meetings.

Ken Hoang gave a brief history of the property that they have occupied since 1989 near Esquimalt High School. He outlined the problems of drainage on this property since the development of property at the rear of theirs and the Society's attempt to rectify these problems.

Ken Hoang stated that he had talked with the neighbours and that they were happy with the proposal. This building will be a much more livable building for the Monk.

Ken Hoang thanked Municipal Staff for their help in bringing this application to the Commission.

Jo-Anne Kimm asked about the flooding and how it will be fixed.

Ken Marr responded that the proposed new house will be built on a concrete slab floor and will be higher than the lowest area of the lot.

Ed Williams inquired about handicap access and a handicap washroom.

Ken Marr responded that he had spoken to the Building Official and there will be one handicap washroom on the main floor.

Ramona Scott commented that it was an attractive addition to the street.

In response to comments from Gerald Froese, Ken Marr stated that a Part 9 building is easily convertible to a Single Family Dwelling. This building is the principal dwelling for the Monk.

Public Input:

No members of the public came forward to speak at this time.

RECOMMENDATION

Moved by Ramona Scott, seconded by Christopher Smith, At its regular meeting held Tuesday, February 16th, 2009, the Esquimalt Advisory Planning Commission (APC) resolved that your application for Rezoning and a Development Permit for Lot 6, Block 1, Section 10, Esquimalt District, Plan 6277 [933 Colville Road] be forwarded to Council with a **recommendation of approval.**

The Motion **CARRIED UNANIMOUSLY**

Ken Hoag asked if a member of the public, a neighbour, Don Peary from 870 Lampson Street, could speak at this time.

Don Peary stated to the Commission that the Buddhist Society was the best neighbours an area could have. They were very peaceful and respectful to everyone.

**(3) Rezoning Application and Development Permit
Owner/Applicant: Gaston Cote
[Lot 1, Block 17, Section 10, Esquimalt District Plan, 2546]
1187 Colville Road**

Gaston Cote, owner and Bill Lunt, designer, attended to outline the proposal.

Gaston Cote advised the Commission members that he had lived at the property for 13 years. It is a 1943 military house with two driveways. The house has foundation issues and after exploring several options he felt that this would be the better use of the lot.

The proposal is to create a comprehensive development zone which would allow a total of two residences each on a fee simple parcel. The existing house would be demolished and two new houses would be constructed.

In response to a question from a Commission member Gaston Cote responded that he would like to install solar panels and solar hot water but the costs are very high.

Jo-anne Kimm stated she could support this application.

Ed Williams expressed concern regarding the traffic on Colville Road and a driveway accessing onto Colville Road.

The owner responded that the driveway already exists right by the bus shelter.

Christopher Smith commented that overall he likes the idea of two Single Family Dwellings. He stated that giving the slope of the land what is the drainage like:

Gaston Cote stated that the ground is not “mushy” there is a small retaining wall.

Ramona Scott said she likes the idea of two houses. Commented on a large garage facing the street, would prefer a driveway along the side of the house.

Bill Lunt responded that the reason for the design was to mitigate the amount of hard surfaces. To bring the driveway down and around the house into the backyard would cover 80% of the backyard.

Jo-anne Kimm asked if he had any neighbours comments.

Gaston Cote responded that he didn't have anything in writing but had spoken with neighbours, he advised that he will present written comments to the Municipality.

Gerald Froese commented that one side does not have many windows.

Bill Lunt responded that the Building Code requires a spatial separation where only a percentage of the building is unprotected.

Public Input

No members of the public spoke to this application.

RECOMMENDATION

Moved by Ramona Scott, seconded by Rod Lavergne that the Esquimalt Advisory Planning Commission (APC) resolves that the application for Rezoning and a Development Permit for Lot 1, Block 17, Section 10, Esquimalt District, Plan 2546 [1187 Colville Road] be forwarded to Council with a **recommendation of approval**.
The Motion **CARRIED UNANIMOUSLY**.

(4) Rezoning Application and Development Permit
Owner/Applicant: Jose Sousa
[Lot 2, Section 10, Esquimalt District, Plan 5563]
780/782 Lampson Street

Jose Sousa and Mary Anne Sousa, owners, attended to outline their proposal to create a comprehensive development zone which would allow a multi-family building with a total of four residences. The existing duplex would be retained and two additional dwelling units would be constructed on the west end of the building.

Mary-Anne outlined the history of the property and their ownership. She commented that they have reviewed the OCP guidelines. She commented that this location encourages use of public transportation, it is close to bus stops, there new trail will encourage cycling or walking to the downtown.

She commented that the proposed project would be a good fit with the mixed neighbourhood.

In response to a question from Rod Lavergne the applicant responded that it is proposed that the units would be stratified and be owner-occupied.

Christopher Smith commented that this is a long structure and much of the project relies on obtaining an encroachment agreement. He commented that this project was pushing the envelope it is too big for the site.

Jose Sousa commented that three units would not be economical.

Ed Williams commented that he had a real problem with this project and so many encroachments. He asked the applicant if the adjacent driveway encroaches onto this property.

Jose Sousa responded "yes".

Ed Williams asked if the driveway and landscape cross municipal property.

The applicant responded “yes” and that he has maintained and improved the boulevard property over time.

Rod Lavergne asked Karen Hay what yardstick was used to evaluate this site?

Karen Hay responded that Commission members have been given the low density townhouse zone for comparison and there is also a medium townhouse zone that has identified setbacks but allows for a higher density.

Gerald Froese indicated that he was also concerned about the encroachment. There is a lot of development based on property that is not under the owner’s control. He would be more comfortable looking at this project if the proper agreements were in place.

Public Input

Heather Lachmanec, 1045 Wurtele Place commented that:

- the building proposed is too large;
- no owners living in the building at present;
- concerned about more vehicles parking on the street, where are 10 additional vehicles to go;
- street is too narrow, the recycle trucks and the garbage trucks have to back down the street, there is no turn-around area; not much room for emergency vehicles;
- residents need access to the road and need to get out in case of emergencies
- the area has always had traffic issues with the mix the Industrial area across the intersection.

Mark Aitken, 757 Lampson Street, commented that:

- Esquimalt has a lot of rentals;
- this proposal will be owner-occupied;
- the applicant is a friend and he is trying to improve the area and making the most out of it;

Felix Lee, son of owners of 776/778 Lampson Street, commented that:

- has reservation about supporting this application, that making the project a condominium may bring down the value of the property next to it;
- there will be too many vehicles which will inconvenience the neighbourhood;
- expressed concerned about what will happen to the driveway that he shares with Mr. Sousa's property, as the driveway encroaches onto 780/782 Lampson Street. He explained that at one time the two lots were owned by the same person.

APC Discussion:

Rod Lavergne commented he is concerned about parking of ten vehicles. He stated that this is a complicated lot. There is too much taking place outside of the lot. He commented the lot is not big enough for the project. He would like to see more useable open space by reducing the project by one unit. The project needs more work. The issue of the easement needs to be resolved, too much municipal land involved in this project.

Joanne Kimm concurred with Rod Lavergne; her main concern is the use of municipally-owned land. She also commented that the proposed project has lots of building not quite enough land.

Ed Williams commented that the Encroachment Agreement should be acquired. The project is too big for the lot, but likes the idea of owner-occupied.

Christopher Smith commented that the project needs much more focus and consultation with the neighbour(s). The driveway issue needs to be sorted out.

Ramona Scott commented there were too many unresolved issues. The building is to big the legal boundary is a hugh issue. Cannot support.

Gerald Froese commented that he is in agreement with the comments of the other members of the Commission. There is too much building for the lot. There are too many unresolved issues.

RECOMMENDATION

Moved by Rod Lavergne, seconded by Gerald Froese, that the Esquimalt Advisory Planning Commission [APC] resolved to recommend that the application for Rezoning and a Development Permit for Lot 2, Section 10, Esquimalt District, Plan 5563 [780/782 Lampson Street] be **denied**.
The Motion **CARRIED: 4 For 2 Against**

VI. PLANNER'S STATUS REPORT:

Karen Hay, A/Staff Liaison presented the following status of recent applications:

849 Dunsmuir Road: [DP with Variance for 5 Single family Dwellings]. COTW supported staff recommendation that the DP be forwarded to Council with a recommendation of approval. Application was **approved** by Council February 1, 2010.

924 Esquimalt Road [Carlton Terrace]: [Rezoning, OCP Amendment, DP for 62 unit, 6 storey, wood frame building]. COTW supported staff recommendation that the application be forwarded to Council with a recommendation of approval. Application was **approved** by Council February 15, 2010.

Recovery Homes: COTW supported staff recommendation to amend Zoning Bylaw No. 2050 to regulate Recovery Homes in Esquimalt. On February 1, 2010 Council granted the amending Bylaw for 1st and 2nd reading and directed staff to schedule a Public Hearing.

OCP Height and Density Review: Council on February 15, 2010 recommend an amendment to the OCP to allow a maximum height of 12 storey's and maximum Floor Area Ratio of 3.0 in the Multi-unit High Rise Residential designated areas. Staff have been directed to write the amending bylaw, which will be presented to the APC in March.

VII. COUNCIL LIAISON

Councillor Alison Gaul gave a brief summary of the height and density debate for the OCP. That Council reviewed the background reports and the options brought before them. Alison Gaul stated that Council agreed on 12 storeys and has directed that the amending bylaw for the OCP go forward to Public Hearing.

VIII. NEW BUSINESS

(1) Letter from the Honourable Rich Coleman, Ministry of Housing and Social Development dated January 20, 2010

The letter from the Ministry of Housing relating to secondary suite provisions was received for information.

(ii) Review of Setbacks

Moved by Rod Lavergne, seconded by Joanne Kimm that a review of the zoning setbacks for Infill Housing be undertaken.
The Motion **CARRIED**.

IX. NEXT REGULAR MEETING

The next regularly scheduled meeting is March 16th, 2010.

X. ADJOURNMENT

On motion the meeting adjourned at 10:55 p.m.

Certified Correct

Gerald Froese, Chairperson