



**CORPORATION OF THE TOWNSHIP OF ESQUIMALT
ADVISORY PLANNING COMMISSION
MINUTES
HELD ON
APRIL 20, 2010
COUNCIL CHAMBERS**

MEMBERS PRESENT:	Gerald Froese, Chairperson Amy Higginbotham Jaime Hilbert Ramona Scott Christopher Smith Ed Williams
ABSENT:	Joane Kimm
STAFF LIAISON:	Trevor Parkes, Senior Planner
COUNCIL LIAISON:	Alison Gaul
SECRETARY:	Marie Letham

There were 3 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

Moved by Ramona Scott, seconded by Christopher Smith that the late items be added to the agenda.

- 1) Add item III. **WELCOME** to the Agenda and renumber accordingly.
- 2) Add to Agenda item III. **WELCOME** (1) Welcome of New Member - Memorandum dated April 20, 2010 from Manager of Corporate Services New Appointment to APC – Amy Higginbotham.

- 3) Add to Agenda item **VI. STAFF REPORTS** (2) Rezoning Application and Development Permit, 780/782 Lampson Street

Correspondence Received April 19, 2010 :

1. Copy of Letter from Joca and Marianne Sousa dated March 4th, 2010 outlining their proposal sent to neighbourhood.
2. Copy of contact list of regarding proposal sent to 62 addresses;
3. Letter from Mark and Kathie Aitken, 657 Lampons Street dated April 19, 2010 in support.
4. Copy of email from Lea Cyr, #1 – 1010 Ellery Street with no objection to the proposal.
5. Letter from Andrea Van Wilgenbury, 1155 Old Esquimalt Road dated April 13, 2010 in support of the proposal.

III. ADOPTION OF AGENDA

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

IV. WELCOME

Welcome of New Member - Memorandum dated April 20, 2010 from Manager of Corporate Services New Appointment to APC – Amy Higginbotham (**Late Item**)

V. ADOPTION OF MINUTES

Moved by Ramona Scott, seconded by Jamie Hilbert that the January 19, 2010 and the March 16, 2010 minutes be adopted as distributed

VI. BUSINESS FROM THE MINUTES

VII. STAFF REPORT

- (1) **REZONING APPLICATION and DEVELOPMENT PERMIT**
1120 Craigflower Road
[Lot 6, Section 10, Esquimalt District, Plan 6105]

The owner Barb Robertson and designer, Nigel Banks, attended to present the proposal to create a Comprehensive Development Zone [CD] to allow one additional Single Family Residence to be constructed on the rear portion of this site. The existing residence would be retained on a separate strata lot.

Barb Robertson outlined her ownership of the property and the history. She stated that she had contacted the Fire Department regarding access to the rear and some shrubs will be moved to give additional room.

Barb Robertson advised the Commission that the existing 1950's house has been completely refaced with stucco and brick and update. The drain tile has all been re-done.

Nigel Banks, designer, commented that the proposed house was a modest home with a relatively small footprint. The home consists of 3 bedrooms, a den, 2.5 bathrooms and includes a small entrance way and an open main floor plan. The proposal does not include a basement.

He commented on the green features which would include energy efficient windows, a high efficiency heat pump and a low volume, drip irrigation system. Sustainable finishes would be used, the flooring will be of wood that is grown for that purpose and paints will be environmental friendly.

APC Discussion:

Christopher Smith inquired if there were any environmental issues with reference to the Gorge Waterway.

Trevor Parkes, Staff Liaison, replied that the proposal had been circulated to the Parks Manager who had no concerns as there is substantial buffer space between the subject property and the creek in Esquimalt Gorge Park.

In response to a question from Ed Williams regarding the garage, the designer advised that the existing shed was being removed and the attached garage would sit on that portion of the lot.

Jamie Hilbert commented that the proposal was in tune with other development of this type that had been done around the neighbourhood.

Public Input

No members of the public spoke to this application.

RECOMMENDATION

Moved by Ed Williams, seconded by Ramon Scott that the Esquimalt Advisory Planning Commission (APC) resolves that the application for Rezoning and a Development Permit for Lot 6, Section 10, Esquimalt District, Plan 6105 [1120 Craigflower Road] be forwarded to Council with a **recommendation of approval** with the condition that the Municipality not require the extension of the common property to provide residents of the existing home access to the park.
The motion **CARRIED UNANIMOUSLY**.

**(2) REZONING APPLICATION and DEVELOPMENT PERMIT
780/782 Lampson Street
[Lot 2, Section 10, Esquimalt District, Plan 5563]**

PROPOSAL

The proposal is to create a Comprehensive Development zone [CD] which would allow four [4] attached Townhouse Residential Units.

At the request of the Chair, Trevor Parkes, Staff Liaison, informed the Commission that the application falls within the OCP designation for townhouses. The size of the building has been reduced and the rear yard setback has been increased. The common open space has also been increased through the removal of the raised gardens.

He advised the Commission that the Encroachment onto municipal lands is supportable by the Director of Parks and Recreation as well as the Director of Engineering. There is no formal contract in place as yet. The Municipality would enter into an agreement if the rezoning is approved.

The owner, Jose Sousa, presented the revised application, stating that the he had talked to the neighbour and the driveway issue has been resolved. He stated that the amended project is more suitable to the neighbourhood and feels that he has addressed all the concerns the Commission members had on the previous submission.

Jaime Hilbert, commented that she was not at the meeting where the proposal was first presented. She felt the application has done a good job and she has no concerns.

Christopher Smith, commented that overall is was a good job, it is a tough property to work with. He felt the applicant had addressed all the previous concerns.

Ramona Scott stated she felt the applicant did a good job on the revisions. She felt it the units had a nice layout.

Amy Higginbotham inquired about the concern that a neighbour had at the previous meeting.

Trevor Parkes, Staff Liaison, informed the member that the neighbour's concern was regarding parking and concerns that future residents would park on the street.

Gerry Froese, inquired whether the access to the back portion of the lot had been resolved.

Trevor Parkes reasserted that all issues relating to the neighbours driveway access had been resolved.

The following correspondence was received April 19, 2010 :

1. Copy of Letter from Jose and Marianne Sousa dated March 4th, 2010 outlining their proposal sent to neighbourhood.
2. Copy of contact list of regarding proposal sent to 62 addresses;
3. Letter from Mark and Kathie Aitken, 657 Lampons Street dated April 19, 2010 in support.
4. Copy of email from Lea Cyr, #1 – 1010 Ellery Street with no objection to the proposal.
5. Letter from Andrea Van Wilgenbury, 1155 Old Esquimalt Road dated April 13, 2010 in support of the proposal.

Public Input

No members of the public spoke to this application.

RECOMMENDATION

Moved by Ramona Scott, seconded by Jaime Hilbert, that the Esquimalt Advisory Planning Commission (APC) resolves that the application for Rezoning and a Development Permit for Lot 2, Section 10, Esquimalt District, Plan 5563 [780/782 Lampson Street] be forwarded to Council with a **recommendation of approval**.
The motion **CARRIED UNANIMOUSLY**

VIII. PLANNER'S STATUS REPORT:

Trevor Parkes, Staff Liaison, presented the following status of recent applications:

933 Colville Road: [Rezoning and DP for a SFD and Meditation Centre]. COTW supported staff recommendation that the application be forwarded to Council with a recommendation of approval. Staff presented the amending bylaw for 1st and 2nd reading at the regular meeting of Council on April 6, 2010. Council considered 1st and 2nd reading of the amending bylaw and forwarded the application to Public Hearing. Public Hearing is scheduled for May 3, 2010.

Note: Councillor Garrison asked that staff explore the potential of this proposed building being retrofitted in the future to achieve full accessibility and include the findings in the staff report when the application returns for Public Hearing. Staff have reviewed the potential for future upgrades and are confident the building could be upgraded in the future, if necessary.

and 2nd reading of the amending bylaw and forwarded the application to Public Hearing. Public Hearing is scheduled for May 3, 2010.

1187 Colville Road: [Rezoning and DP for 2 new SFD]. COTW supported staff recommendation that the application be forwarded to Council with a recommendation of approval. Staff presented the amending bylaw for 1st and 2nd reading at the regular meeting of Council on April 6, 2010. Council considered 1st

847 Carrie Street: [Rezoning and DP to renovate existing home and construct 2 new SFDs]. COTW supported staff recommendation that the application be forwarded to Council with a recommendation of approval. Staff presented the amending bylaw for 1st and 2nd reading at the regular meeting of Council on April 6, 2010. Council considered 1st and 2nd reading of the amending bylaw and forwarded the application to Public Hearing. Public Hearing is scheduled for May 3, 2010.

OCP Height and Density in Multi-Unit, High Rise Residential and Commercial Mixed Use Buildings: [OCP Amendment to Permit 12 storeys and 3.0 F.A.R.] COTW supported staff recommendation that the application be forwarded to Council with a recommendation of approval at the regular meeting held April 12, 2010. The amending bylaw will be presented to Council for 1st and 2nd reading on May 3, 2010.

IX. COUNCIL LIAISON

Councillor Gaul advised the Commission that the public hearing for the amendment to the OCP regarding height and density will be held on May 25th, 2010 and she encouraged the Commission members to attend.

She also welcomed Amy Higginbotham to the Commission.

X. NEW BUSINESS

Volunteer Recognition Evening

Ramona Scott wished to express her thanks to Municipal Staff involved with organizing the Recognition evening she stated that it was a very good event and allowed for some networking. Other members who attended echoed her remarks.

XI. NEXT REGULAR MEETING

The next regularly scheduled meeting for Tuesday, May 18, 2010.

XII. ADJOURNMENT

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

Certified Correct

Gerald Froese, Chairperson