



CORPORATION OF THE TOWNSHIP OF ESQUIMALT
ADVISORY PLANNING COMMISSION
AGENDA

TUESDAY, MAY 18, 2010
7:00 P.M.
Esquimalt Council Chambers

MEMBERS: Gerald Froese Amy Higginbotham
 Jaime Hilbert Joanne Kimm
 Christopher Smith Ramona Scott
 Ed Williams

COUNCIL LIAISON: Alison Gaul

- I. CALL TO ORDER**
- II. LATE ITEMS**
- III. ADOPTION OF AGENDA**
- IV. ADOPTION OF MINUTES – April 20, 2010 [to follow]**
- V. BUSINESS FROM MINUTES**
- VI. STAFF REPORTS**
 - (1) DEVELOPMENT VARIANCE PERMIT**
532 Paradise Street
[Lot 44, Block F, Section 11, Esquimalt District, Plan 292]

PROPOSAL

The applicant is requesting a Development Variance Permit to facilitate the construction of an addition to the back and the addition of a second storey to the existing house.

Approval of this proposal requires the following relaxation of Zoning Bylaw 1992, No. 2050:

Bylaw No. 2050, Section 34(9)(ii) – Interior Side Yard Setback - a 0.40 metre decrease in the required 3.0 metre setback between the Principal Building and the eastern property line, i.e. from 3.0 metres to 2.6 metres.

RECOMMENDATION

That the application for a development variance permit authorizing construction shown on the site plan and construction drawings #1 through #8, prepared by O'Keefe Interior Design, stamped "Received April 16, 2010", and including the variance noted above, at Lot 44 Block F Section 11 Esquimalt District Plan 292 [532 Paradise Street] be forwarded to Council for approval.

- (2) **DEVELOPMENT PERMIT**
1233 Juno Street
[Lot 2, Block B, Section Lot 49, Esquimalt District, Plan 772]

PROPOSAL

The applicant proposes to renovate the existing home by adding a new, second storey, master suite. Additionally, he proposes construction of a new, two storey residence, attached to the rear of the existing single family dwelling thereby creating a strata titled, front to back, duplex.

The proposed duplex complies with all RD-3 zoning requirements and with many of the design guidelines contained in the Official Community Plan.

RECOMMENDATION

That the application for a Development Permit, limiting the form and character of development to that shown on architectural and landscaping plans provided by Zebra Design, stamped "Received May 4, 2010" and sited as shown on the survey plan prepared by Richard J. Wey & Associates Land Surveyors Inc. stamped "Received May 4, 2010", be forwarded to Council with a **recommendation of approval.**

- (3) **OCP AMENDMENT AND REZONING**
398 Fraser Street
[Lot 6, Section 11, Esquimalt District, Plan 5510]

PROPOSAL

The applicants represent the estate of Mr. Walter Chafe. Mr. Chafe wished to donate his property, located at 398 Fraser Street, to the Township of Esquimalt for inclusion into Saxe Point Park so that it may be used for public enjoyment. In order to effect the wishes of Mr. Chafe,

prior to the title changing to the Township, the property must be rezoned to "Park and Open Space" and that a covenant, ensuring the property cannot be used for commercial purposes, must be registered against the property title.

RECOMMENDATION

That the application for an OCP Amendment changing the land use designation from "Single and Two unit Residential" to "Parks and Open Space" and Rezoning from RS-1 [Single Family Residential] to P-2 [Parks and Open Space] to permit a change in use on the property, be forwarded to Council with a **recommendation of approval**.

VII. PLANNER'S STATUS REPORT

VIII. COUNCIL LIAISON

IX. NEW BUSINESS

X. NEXT REGULAR MEETING

The next regularly scheduled meeting is Tuesday, June 15, 2010

XI. ADJOURNMENT