



**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**

**ADVISORY PLANNING COMMISSION  
AGENDA**

**TUESDAY, JUNE 15, 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

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- I.      **CALL TO ORDER**
- II.     **LATE ITEMS**
- III.    **ADOPTION OF AGENDA**
- IV.    **ADOPTION OF MINUTES – Regular Meeting May 18, 2010**  
          **[will be provided separately]**
- V.     **BUSINESS FROM MINUTES**
- VI.    **STAFF REPORTS**
  - (1)    **DEVELOPMENT VARIANCE PERMIT**  
          **1243 Park Terrace**  
          **[LOT 1 SECTION 11 ESQUIMALT DISTRICT PLAN 12985]**

**PROPOSAL**

The applicant is requesting a Development Variance Permit to facilitate the construction of a new exterior staircase on the west side of the building.

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

**Section 44(6)(ii) – Interior Side Yard Setback** – a 2.9 metre decrease in the required 6.0 metre setback between the Principle Building and the western property line, ie. from 6.0 metres to 3.1 metres.

**RECOMMENDATION**

That the application for a Development Variance Permit authorizing the construction shown on the site plan and construction drawings prepared by Northwest Designs, stamped "Received May 25, 2010", and including the variance noted above, at Lot 1 Section 11 Esquimalt District Plan 12985 [1243 Park Terrace] be forwarded to Council for approval.

**(2) DEVELOPMENT VARIANCE PERMIT**  
**920 Yarrow Place**  
**[Lot 8, Section 2, Esquimalt District, Plan 45523]**

**PROPOSAL**

The applicant is requesting a Development Variance Permit to the Official Community Plan to reduce the required setback between any building or structure and the High Water Mark of the Gorge Waterway by 2 metres from 20 metres to 18 metres to permit the expansion of the existing deck.

**RECOMMENDATION**

That the application for a Development Variance Permit reducing the required setback from the Gorge Waterway for a principal building as detailed on the site plan prepared by J.E. Anderson and Associates shown integrated with architectural plans submitted by Keay and Associates, Architects Ltd, stamped "Received May 27, 2010", and including the following relaxations to Official Community Plan Bylaw No. 2646, be forwarded to Council with a **recommendation of approval.**

**Official Community Plan Bylaw No. 2646, Section 9.6.5(a)** – a 2 metre reduction in the required setback between any building or structure and the High Water Mark of the Gorge Waterway from 20 metres to 18 metres.

**(3) REZONING and DEVELOPMENT PERMIT APPLICATION**  
**855 Lampson Street**  
**[Lot 11, Section 10, Esquimalt District, Plan 7500]**

**PROPOSAL**

The applicant is requesting a change in zoning from the current RD-3 [Two Family/ Single Family Residential] zone to a Comprehensive Development zone [CD] which would allow a total of five [5] units. Two [2] detached single family units would be located adjacent to the Lampson Street frontage while three [3] attached townhouse units would be sited toward the rear of the property.

**RECOMMENDATION**

That the application for rezoning authorizing five [5] townhouse residential dwellings and a development permit limiting the form and character of development to that shown on architectural plans provided by Mesa Design Group Inc. stamped "Received May 25, 2010", the landscape plan prepared by Koi Dragon Enterprises Ltd. stamped "Received May 25, 2010", and sited as detailed on the survey plan prepared by Richard Hartnell Land Surveyor, stamped "Received May 25, 2010", be forwarded to Council with a **recommendation of approval.**

**VII. PLANNER'S STATUS REPORT**

**VIII. COUNCIL LIAISON**

**IX. NEW BUSINESS**

**X. NOTE - NEXT REGULAR MEETING**

The next regularly scheduled meeting is **August 17, 2010**

**XI. ADJOURNMENT**