



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

**ADVISORY PLANNING COMMISSION
AGENDA**

TUESDAY, AUGUST 24, 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 – Regular Meeting June 16, 2010**
- V. BUSINESS FROM MINUTES**
- VI. STAFF REPORTS**

- (1) DEVELOPMENT PERMIT WITH VARIANCE
1233 JUNO STREET
[LOT 2, BLOCK B, SUBURBAN LOT 49, SECTION ESQUIMALT DISTRICT
PLAN 772]**

PROPOSAL

This amended application for a front back duplex, proposed to be located at 1233 Juno Street, is being presented to the Esquimalt Advisory Planning Commission [APC] because the amended design now requires a variance to Parking Bylaw, 1992, No. 2011.

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 July 28, 2010" and sited as shown on the survey plan prepared by Richard J. Wey & Associates Land Surveyors Inc. stamped "Received May 4, 2010" for a front to back duplex located on Lot 2, Block B, Suburban Lot 49, Esquimalt District, Plan 772 [1233 Juno Street], and including the following relaxation to Parking Bylaw, 1992, No. 2011, **be considered.**

Parking Bylaw, 1992, No. 2011, Section 9(4) – Provision and Maintenance of Off Street Parking and Loading Areas – an exemption from the requirement that parking spaces in residential zones shall be located no closer to the Front Lot Line than the front face of the Principal Building

- (2) **DEVELOPMENT VARIANCE PERMIT**
1032/1034 BEWDLEY AVENUE
[LOT 2, SECTION 11, ESQUIMALT DISTRICT PLAN 37264]

PROPOSAL

The application is for a Development Variance Permit to facilitate the construction of a garage that would be taller than the permitted height for accessory buildings.

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

Section 38(6)(b) – Building Height – a 0.6 metre increase in the 3.6 metre height permitted for an Accessory building, ie. from 3.6 metres to 4.2 metres.

RECOMMENDATION

That the application for a Development Variance Permit authorizing the construction shown on the survey plan prepared by Richard J. Wey and Associates and the construction drawings prepared by Ryan Company Architect Inc., stamped "Received July 22, 2010", and including the variance noted above, at Lot 2, Section 11, Esquimalt District Plan 37264 [1032 Bewdley Avenue] be forwarded to Council for approval.

- (3) **OCP AMENDMENT/REZONING AND DEVELOPMENT PERMIT**
617 ADMIRALS ROAD
Lot 171, Suburban Lot 43, Esquimalt District, Plan 2854, Except that part lying to the West of a boundary parallel to and perpendicularly distant 5 feet from the Westerly boundary of said lot]

PROPOSAL

The application is for a change to the OCP land use designation from "Commercial Mixed-Use" to "Townhouse Residential" and a change in zoning from the current RM-4 [Multiple Family Residential] zone to a Comprehensive Development zone [CD] which would allow a total of four [4] attached Townhouse units.

RECOMMENDATION

That the application for OCP Amendment and Rezoning, authorizing four [4] Townhouse residential dwelling units and a Development Permit limiting the form and character of development to that shown on architectural plans provided by Praxis Architects Inc. stamped "Received June 8, 2010" and on the landscape plan prepared by Michael Bocking Landscape Architect Limited stamped "Received June 8, 2010", be forwarded to Council with a **recommendation of approval**.

(4) **DEVELOPMENT PERMIT APPLICATION**
1127 WYCHBURY AVENUE
[LOT 2, SECTION 11, ESQUIMALT DISTRICT PLAN 5564]

PROPOSAL

The application proposes is to remove the existing home and construct a strata titled duplex on the lot located at 1127 Wychbury Avenue. The parcel is zoned RD-3 (Two Family/ Single Family Residential) therefore construction of a duplex is a permitted.

RECOMMENDATION

That the application for a Development Permit, limiting the form and character of development to that shown on architectural plans provided by Core Drafting Services stamped "Received July 27, 2010", and on the landscape plan prepared by DP Landscaping , stamped "Received July 27, 2010", and sited as detailed on the survey plan prepared by Michael J. McIlvaney Land Surveying Inc. stamped "Received August 6, 2010", for the proposed development located at Lot 2, Section 11, Esquimalt District, Plan 5564 [1127 Wychbury Avenue], be forwarded to Council with a **recommendation of approval**.

(5) **REZONING AND DEVELOPMENT PERMIT**
838 ADMIRALS ROAD
[LOT 1 SECTION 11 ESQUIMALT DISTRICT PLAN 12985]

PROPOSAL

The application is request a change in zoning from the current RD-3 [Two Family/ Single Family Residential] zone to 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 lot.

RECOMMENDATION

That the application for rezoning authorizing a new single family dwelling and development permit limiting the form and character of development to that shown on architectural plans provided by AJB Home Design stamped "Received August 10, 2010", the landscape plan prepared by P. Claudia Peterson, stamped "Received July 27, 2010", and sited as detailed on the survey plan prepared by Michael Claxton Land Surveying Inc. stamped "Received August 10, 2010", be forwarded to Council with a **recommendation of approval**.

VII. **PLANNER'S STATUS REPORT**

VIII. **COUNCIL LIAISON**

IX. **NEW BUSINESS**

X. **NEXT REGULAR MEETING**

Tuesday, September 21, 2010

XI. **ADJOURNMENT**