



CORPORATION OF THE TOWNSHIP OF ESQUIMALT
ADVISORY PLANNING COMMISSION
AGENDA

TUESDAY, OCTOBER 19, 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 August 24th, 2010**
- V. **BUSINESS FROM MINUTES**
- VI. **STAFF REPORTS**
 - (1) **DEVELOPMENT PERMIT WITH VARIANCE**
 823 VIEWFIELD ROAD

PROPOSAL;

To remove the existing buildings at this location and replace with a new purpose-built garage, showroom, warehouse and residential unit.

The proposed use of the property complies with Zoning Bylaw, 1992, No. 2050, the following variances are required to accommodate the building as proposed:

- Front Setback
- Rear Setback
- Interior Side Setback [east]
- Floor Area for Residential Use
- Number of Parking Spaces
- Landscaping

Zoning Bylaw, 1992, No. 2050, Section 26(1)(b) – Accessory Residential Use in Commercial and Industrial Zones – a waiver from the requirement that an Accessory Residential Use be located over or behind the Principal Use.

Zoning Bylaw, 1992, No. 2050, Section 26(1)(d) – Accessory Residential Use in Commercial and Industrial Zones - an 65.0 square metre increase to the maximum floor area per dwelling unit from 60.0 square metres to 125.0 square metres.

Zoning Bylaw, 1992, No. 2050, Section 53(5)(a) – Building Separation from Residential Use – a 4.5 metre reduction to the 7.5 metre setback requirement from any parcel zoned for residential use on the eastern and southern Lot Lines [ie. from 7.5 metres to 3.0 metres].

Zoning Bylaw, 1992, No. 2050, Section 53(5)(b) – Front Setback – a 3.5 metre reduction to the required 7.5 metre setback from the front lot line [ie. from 7.5 metres to 4.0 metres].

Parking Bylaw, 1992, No. 2011, Part 5(13)(c) Number of Off-Street Parking Spaces - a reduction in the required number of parking spaces for the proposed uses from 7 spaces to 4 spaces.

- (2) **REZONING APPLICATION and DEVELOPMENT PERMIT
354 Lampson Street
[Amended Lot 1, Section 11, Esquimalt District, Plan 4150, Except
that part in Plan 16255]**

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] 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 Hartman's Drafting and Design, stamped "Received September 28, 2010", the landscape plan prepared by Douglas McLean Landscape Design, stamped "Received September 28, 2010", and sited as detailed on the survey plan prepared by Michael Claxton Land Surveying Inc., stamped "Received September 28, 2010", be forwarded to Council with a **recommendation of approval**.

(3) **REZONING AND DEVELOPMENT PERMIT APPLICATIONS**
1127 WYCHBURY AVENUE
[Lot 2, Section 11, Esquimalt District, Plan 5564]

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] allowing two detached single family residences on two fee simple lots.

RECOMMENDATION

That the application for rezoning authorizing two single family dwellings and a development permit limiting the form and character of development to that shown on architectural plans provided by Core Drafting Services stamped "Received October 12, 2010", and on the landscape plan prepared by DP Landscaping , stamped "Received September 28, 2010", and sited as detailed on the survey plan prepared by Michael J. McIlvaney Land Surveying Inc. stamped "Received September 28, 2010", for the proposed development located at Lot 2, Section 11, Esquimalt District, Plan 5564 [1127 Wychbury Avenue], **be considered**

(4) **Report from Director of Development Services**
Review of Revised Green Building Checklist

RECOMMENDATION

1. That the Advisory Planning Commission consider the revised Green Building Checklist and forward any comments or suggested revisions to Development Services staff by November 8th, 2010; and
2. That the Advisory Planning Commission recommend to Council that the revised Green Building Checklist, **be approved.**

VII. **PLANNER'S STATUS REPORT**

VIII. **COUNCIL LIAISON**

IX. **NEW BUSINESS**

X. **NEXT REGULAR MEETING**

Tuesday, November 16, 2010

XI. **ADJOURNMENT**

