



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

**ADVISORY PLANNING COMMISSION
MINUTES**

TUESDAY, APRIL 19, 2011

7:00 P.M.

ESQUIMALT COUNCIL CHAMBERS

| | | |
|-------------------------|-------------------------------|---------------|
| MEMBERS: | Amy Higginbotham | Lorne Argyle |
| | Joanne Kimm | Pete Hartman |
| | Wes Nelson | Joy Palmetter |
| REGRETS: | Christopher Smith | |
| COUNCIL LIAISON: | Meagan Brame | |
| STAFF LIAISON: | Trevor Parkes, Senior Planner | |
| SECRETARY: | Marie Letham | |

There were two 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 role of the Advisory Planning Commission.

II. LATE ITEMS

III. ADOPTION OF AGENDA

Moved by Lorne Argyle, seconded by Amy Higginbotham, that the agenda be adopted as circulated.
The Motion **CARRIED**.

IV. ADOPTION OF MINUTES – Regular Meeting February 15, 2011 & March 15, 2011

Moved by Lorne Argyle, seconded by Joy Palmetter that the minutes of the regular meeting of February 15, 2011 and March 15, 2011 be adopted as distributed.
The Motion **CARRIED**

V. BUSINESS FROM MINUTES

No business outstanding from minutes.

VI. STAFF REPORTS

**(1) REZONING APPLICATION and DEVELOPMENT PERMIT
1141 Bewdley Avenue
[Lot 10, Section 11, Esquimalt District, Plan 6077]**

Trevor Parkes, Staff Liaison, advised the Commission that he has received an update from the Parks Department, who comment as follows:

Parks and Recreation: *Landscaping is suitable. Tree protection is required for municipal boulevard tree located in front of the proposed western dwelling. Tree removal permits and tree replacement fees would be required for any protected trees not being retained on site. A tree protection plan, including monitoring during excavation for the eastern house is required for the significant Fir tree located on the eastern property line. Provision of this plan will be required prior to Council considering the development permit."*

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.

The applicant, Dr. Patrick Slobodian, and his wife, Sandy Slobodian, were in attendance to outline the proposal. Mrs. Slobodian gave a brief history of the rationale behind their proposal. She explained the reason for a bedroom on the main floor, which will be wheelchair accessible, is for future planning for elderly parent. She also explained that they are very much influenced by the Japanese esthetics and culture.

In reference to the landscape for the unit that they plan to sell, they felt that it would be more desirable to leave it simple and future owners would be able to do their own plantings.

In response to questions regarding the shed on the proposed Lot B. Dr. Slobodian felt that it would not be a issue as the neighbouring rear yard is long and due to the movement of the sun throughout the day would not cause any problems with shadowing on the proposed new lot. Dr. Slobodian stated that they did not feel there was enough lot coverage available to permit a shed on the proposed Lot A.

Public Input

Helen Laglois, 1162 Bewdley Avenue commented that:

- that she doesn't like duplexes and sited Greenwood Avenue as an example;
- that this building is too high.

Alain (daughter of Helen Laglois) (no address given) commented:

- that her mother has been losing her privacy due to building around her;
- the height of this project is a concern.

APC Discussion

Pete Hartman commented he had no questions. He stated he had a concern regarding the second house and timelines for building.

Trevor Parkes commented that a Development Permit is valid for two years, as long as the work has substantially started. The property could be sold with the established design and if new owners wish to change the design they would have to apply for a new Development Permit.

Amy Higginbotham commented she had no concerns.

Joy Palmetter stated she liked the design of the 2 single family dwellings, that it would be an enhancement to the neighbourhood. She commented to the speakers that she hears their concerns but change does come.

Lorne Argyle commented he was fine with the design, concerned about the height.

Christopher Smith, via an email, (read by the Chairperson) advised that he was in favour of this proposal.

Joanne Kimm commented with reference to the visibility of the shed, would there be fencing or anything to separate the two lots

The applicant responded that the existing Laurel hedge would be retained. There would also be a retaining wall and fence separating the lots.

RECOMMENDATION

Moved by Pete Hartman, seconded by Amy Higginbotham, 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 Cindy Pflieger stamped "Received March 29, 2011", and on the landscape plan prepared by Koi Dragon Enterprises Ltd., stamped "Received March 29, 2011", and sited as detailed on the survey plan prepared Powell and Associates BC Land Surveyors, stamped "Received March 29, 2011", for the proposed development located at Lot 10, Section 11, Esquimalt District, Plan 6077 [1141 Bewdley Avenue], be forwarded to Council with a **recommendation of approval**.

VII. PLANNER'S STATUS REPORT

Status of Recent Applications:

Esquimalt Village Plan: [OCP Amendment and Rezoning to accommodate development of two buildings, one 8 storeys and one 12 storeys in height]. Staff presented the amending bylaws for 1st and 2nd reading at the regular meeting of Council on March 7, 2011. Council considered the amending bylaws and directed staff to schedule a Public Hearing and complete an expanded notification, including properties well outside the buffer distance normally considered for applications of this type. A legal review of the bylaws is required prior to a Public Hearing. Staff have submitted both bylaws for legal review. This review has resulted in a number of recommendations which would alter some of the content of the bylaws therefore staff intend to amend the bylaws accordingly and return them to Committee of the Whole for consideration.

453 Head Street: At the request of the applicant the application for Road closure was postponed to the April COTW so that the applicant could appropriately satisfy the requests of APC and update drawings appropriately to present a complete proposal to Council. The application was presented to the COTW on April 11, 2011. The developer provided all requested information with the exception of the appraisal information which had been commissioned but was not available by the meeting date. Council moved the application be closed and requested the developer submit an application for rezoning and development permit accommodating his current design so that the issue of the road closure could be dealt with in context with the development application.

Infill Housing: Staff presented a report to Council on April 4, 2011 summarizing the results of the Public Open House held on January 31, 2011 regarding Infill Housing options. Generally the public feedback received indicated residents were in favour of splitting duplex zoned corner lots as well as dividing parcels in the interior of a block into narrow lots. The emphasis was on development that is well designed and fits with the neighbourhood. Staff presented options of undertaking a detailed review of Esquimalt's infill policies or retaining the status quo of site specific evaluations. Council supported the following staff recommendation:

That at this time, no change be made to the Township's Infill Housing Policy and that infill proposals for RD-1 or RD-3 zoned parcels continue to be evaluated on their own merit whether for interior or corner parcels.

1130 Munro Street: [DVP for reduction of External Side Yard setback] At the regular meeting held April 11, 2011 COTW moved that the application be forwarded to Council with a recommendation of approval, subject to appropriate notification and a Variance Hearing being held. The variance hearing will be scheduled for May 16, 2011

819 Condor Avenue: [DP for Duplex] At the regular meeting held April 11, 2011 COTW moved that the application be forwarded to Council with a recommendation of approval, subject to staff completing appropriate notification and returning the Development Permit to Council for consideration. Staff intend to present the application to Council on May 16, 2011.

VIII. COUNCIL LIAISON

Councillor Brame commented that Council has been very busy mostly with the budget process.

With respect to the Infill Housing Guidelines, Council felt that the existing Guidelines gave them more flexibility and Council will judge each project on its own merit.

Councillor Brame stated that with the Head Street application, Council's comments were much the same as the APC's. Council wanted to see the whole project and requested the application be closed and the applicant submit an application for rezoning and development permit accommodating his current design so that the issue of the road closure could be dealt with in concert with the proposed plan.

IX. NEW BUSINESS

X. NEXT REGULAR MEETING

Tuesday, May 17th, 2011

XI. ADJOURNMENT

On motion, the meeting adjourned at 8:00 p.m.

Certified Correct:

Joanne Kimm, Chairperson