



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

**ADVISORY PLANNING COMMISSION
AGENDA**

TUESDAY, MAY 17, 2011

7:00 P.M.

ESQUIMALT COUNCIL CHAMBERS

MEMBERS: Amy Higginbotham Lorne Argyle
Joanne Kimm Pete Hartman
Christopher Smith Wes Nelson
Joy Palmetter

COUNCIL LIAISON: Meagan Brame

STAFF LIAISON: Trevor Parkes, Senior Planner

SECRETARY: Marie Letham

I. CALL TO ORDER

II. LATE ITEMS

III. ADOPTION OF THE AGENDA

IV. MINUTES

(1) Minutes of the Regular Meeting, April 19, 2011

V. BUSINESS FROM MINUTES

VI. STAFF REPORTS

(1) **DEVELOPMENT PERMIT**
876/878 Lampson Street
[Lot 16, Block 6, Section 10, Esquimalt District, Plan 2546]

PROPOSAL

The applicant proposes to remove the existing duplex and construct a strata titled duplex. The parcel is zoned [Two Family Small Lot Residential [RD-2] therefore construction of a duplex is permitted. This two unit proposal is subject to Development Permit Area No. 5 – Enhanced Design Control Residential; therefore a Development Permit is required before a Building Permit can be issued.

The proposed duplex complies with all current RD-2 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 plans provided by Victoria Design Group, stamped "Received May 5, 2011", and on the landscape plan prepared by Duane Ensign Landscape Design, stamped "Received March 29, 2011", and sited as detailed on the site plan prepared by Powell and Associates BC Land Surveyors shown integrated with architectural plans, for the proposed development located at Lot 16, Block 6, Section 10, Esquimalt District, Plan 2546 [876/878 Lampson Street], be forwarded to Council with a **recommendation of approval**.

- (2) **DEVELOPMENT VARIANCE PERMIT**
1123/1125 Norma Court
[Lot 5, Section 10, Esquimalt District, Plan 11619]

PROPOSAL

The applicants are requesting a Development Variance Permit to facilitate the reconstruction of a deck that was originally constructed without a building permit.

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

Section 38(9)(iii) – Rear Setback – a 7.26 metre relaxation to the requirement that no Principal Building shall be located within 7.5 metres of a Rear Lot Line. i.e. from 7.5 metres to 0.24 metres.

RECOMMENDATION

That the application for a Development Variance Permit authorizing the construction of a new deck as indicated on the survey provided by Brad Cunnin Land Surveying stamped 'Received April 19, 2011, at Lot 5 Section 11 Esquimalt District Plan 11619 1123 / 1125 Norma Court] **be denied**.

- (3) **AMENDMENTS TO THE ZONING BYLAW TO ACCOMMODATE**
MULTIPLE RESIDENTIAL HIGH RISE BUILDINGS

PROPOSAL

The general purpose of Amending Bylaw No. 2759 is to allow Multiple Residential High Rise Buildings of up to 12 storeys in height and with densities [i.e. floor area ratios] of up to 3.0.

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3.

Should this Amending Bylaw be approved, future rezoning applications could be supported for all lands within the Township of Esquimalt which are designated for Multi-Unit, High-Rise Residential Use in Schedule 'A' of the Official Community Plan [attached].

RECOMMENDATION

That Zoning Bylaw, 1992, No. 2050, Amendment Bylaw [No. 199], 2011, No. 2759, be forwarded to Council with a **recommendation of approval**.

VII. PLANNER'S STATUS REPORT

VIII. COUNCIL LIAISON

IX. NEW BUSINESS

(i) Summer Recess

X. NEXT REGULAR MEETING

Tuesday, June 21st, 2011

XI. ADJOURNMENT