



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

**ADVISORY PLANNING COMMISSION
AGENDA**

TUESDAY, JUNE 21, 2011

7:00 P.M.

ESQUIMALT COUNCIL CHAMBERS

MEMBERS: Amy Higginbotham Lorne Argyle [on Leave of Absence]
Joanne Kimm Pete Hartman
Christopher Smith Wes Nelson
Joy Palmeter

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. ADOPTION OF MINUTES

(1) Minutes of the Regular Meeting, May 17, 2011

V. BUSINESS FROM MINUTES

VI. STAFF REPORTS

(1) **OCP AMENDMENT and REZONING APPLICATION**
855 Lampson Street
[Lot 11, Section 10, Esquimalt District, Plan 7500]

PROPOSAL

The Township of Esquimalt is requesting a change to the Official Community Plan designation and Zoning designation for 855 Lampson Street to facilitate the expansion of Lampson Park. The Township purchased the subject property in 2010 and in order to permit park uses on the site the requested amendments are required.

855 Lampson Street (cont'd)

RECOMMENDATION

That the application to amend the Official Community Plan designation from "Townhouse Residential" to "Parks and Open Space" and amend the Zoning designation from RD-3 [Two Family/ Single Family Residential] to P-2 [Parks and Open Space] for Lot 11, Section 10, Esquimalt District, Plan 7500 [855 Lampson Street], be forwarded to Council with a **recommendation of approval**.

(2) REZONING APPLICATION

537 Fraser Street

**[Lot 6, Section 11, Esquimalt District, Plan 6722, Except
That part in Plan 27619]**

PROPOSAL

The Township of Esquimalt is requesting a change to the Zoning designation for 537 Fraser Street to permit the parcel to be used as part of the Esquimalt Recreation Centre operations. The Township purchased the subject property in 2004 and the OCP land use designation of "Institutional" was applied to the parcel in 2006 with the adoption of Official Community Plan Bylaw, 2006, No. 2646. In order to permit public/ institutional uses on the site the requested zoning amendment is required.

RECOMMENDATION

That the application to amend the Zoning designation from RS-1 [Single Family Residential] to P-1 [Public/ Institutional] for Lot 6, Section 11, Esquimalt District, Plan 6722, Except that part in Plan 27619 [537 Fraser Street], be forwarded to Council with a **recommendation of approval**.

(3) DEVELOPMENT VARIANCE PERMIT

1123/1125 Norma Court

[Lot 5, Section 10, Esquimalt District, Plan 11619]

PROPOSAL

The applicants are seeking a reduction to the required rear yard setback to allow the installation of a total of two [2] landings, each approximately 3' x 6' in size, and associated stairways, which would permit direct access to the rear yards which each owner wishes to enjoy as their private outdoor amenity space.

1123/1125 Norma Court (cont'd)

RECOMMENDATION

That the application for a Development Variance Permit reducing the required rear yard setback for the Principal Building as detailed on the survey provided by Brad Cunnin Land Surveying stamped 'Received May 26, 2011', for Lot 5, Section 11, Esquimalt District, Plan 11619 [1123 / 1125 Norma Court], including the following relaxation to Zoning Bylaw, 1992, No. 2050, be forwarded to Council with a **recommendation of approval**

Section 39(8)(a)(iii) – Rear Setback – a 4.6 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 2.9 metres].

(4) SAFERhome STANDARDS SOCIETY MEMBERSHIP

Council's COTW directed that "the information on the SAFERhome Standards Society be referred to the Access Awareness Committee and the Advisory Planning Commission" therefore staff are providing the attached information for consideration.

RECOMMENDATION

That "Municipal Membership" for the Township of Esquimalt in the SAFERhome Standards Society **be considered**.

**(5) REZONING APPLICATION and DEVELOPMENT PERMIT
856 Esquimalt Road,
Lot A, Section 11, Esquimalt District, Plan VIP80973]
858 Esquimalt Rd,
[Lot 2, Section 11, Esquimalt District, Plan 23904]**

PROPOSAL

The applicant is requesting a change in zoning from a combination of C-6 [Licensed Liquor Establishment] and C-2 [Neighbourhood Commercial, to a Comprehensive Development District that would authorize the assembly of two parcels and the construction of one [1], 36 metre, 88 unit tower, including approximately 934m² of commercial space, and one [1], 36 metre, 80 unit residential tower.

856/858 Esquimalt Road [cont'd]

RECOMMENDATION

That the application for rezoning authorizing a one [1], 36 metre, 88 unit tower, including approximately 934m² of commercial space, and one [1], 36 metre, 80 unit residential tower and a development permit limiting the form and character of development to that shown on architectural plans provided by Douglas P. J. Millar Architect, stamped "Received June 3, 2011", and on the landscape plan prepared by Eckford and Associates Landscape Architecture, stamped "Received June 3, 2011", and sited as detailed on the survey plan prepared Richard J. Wey and Associates Land Surveyors Inc., stamped "Received June 6, 2011", for the proposed development located at Lot A, Section 11, Esquimalt District, Plan VIP80973 [856 Esquimalt Rd] and Lot 2, Section 11, Esquimalt District, Plan 23904 [858 Esquimalt Road], 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, August 16th, 2011

XI. ADJOURNMENT