



**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**

**ADVISORY PLANNING COMMISSION  
MINUTES**

**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

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**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.

**AGENDA - ADVISORY PLANNING COMMISSION  
MEETING JUNE 21<sup>st</sup>, 2011**

**2.**

**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.

**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 934m<sup>2</sup> 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 934m<sup>2</sup> 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**

**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 1<sup>st</sup> and 2<sup>nd</sup> 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.

Council considered both EVP amending bylaws after the Public Hearing closed on May 16, 2011 and moved to **postpone indefinitely further consideration of the EVP**.

Council approved the tender to remove the old Municipal Hall and Public Works sheds on June 20, 2011. Work is expected to be completed by August 31, 2011.

**Temporary Structures:** A Public Open House seeking feedback from residents regarding potential regulation of temporary structures in Esquimalt was held in Council Chambers on Tuesday June 7, 2011, from 4:30pm to 7:30pm. Staff continue to receive feedback on this issue and encourage the APC members to ask members of the community to voice their opinions by filling out the online survey which can be accessed on the municipal webpage at: <http://www.esquimalt.ca/surveys/tempstructuresSurvey.aspx>

**1141 Bewdley Avenue:** [Rezoning and DP for 2 new SFD]. COTW supported staff recommendation that the application be forwarded to Council with a **recommendation of approval** subject to appropriate notification preparation of amending bylaws and a Public Hearing being held. Staff presented the

amending bylaw for 1<sup>st</sup> and 2<sup>nd</sup> reading at the regular meeting of Council on June 20, 2011. Council considered the amending bylaw and directed staff to schedule a Public Hearing, send notification and prepare a development permit. The Public Hearing is scheduled for July 4, 2011

**876/878 Lampson Street:** [DP for Duplex] At the regular meeting held June 13, 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 July 4, 2011.

**VIII. COUNCIL LIAISON**

**IX. NEW BUSINESS**

**X. NEXT REGULAR MEETING**

**Tuesday, August 16<sup>th</sup>, 2011**

**XI. ADJOURNMENT**