



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY PLANNING COMMISSION

AGENDA

TUESDAY, SEPTEMBER 20, 2011

7:00 P.M.

ESQUIMALT COUNCIL CHAMBERS

MEMBERS: Amy Higginbotham
Joanne Kimm
Christopher Smith
Pete Hartman
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

V. BUSINESS FROM MINUTES

VI. STAFF REPORTS

- (1) **DEVELOPMENT VARIANCE PERMIT**
605 Canteen Road-Yard & Garden Waste Transfer Facility
[Lot 1, Suburban Lot 26, Esquimalt District, Plan Vip63502]
-

PROPOSAL

The Township of Esquimalt is requesting a Development Variance Permit to facilitate construction of a 10 square metre office building for use by the operators of the Lawn and Garden Waste facility. Given space limitations at the facility the optimum location for this building is adjacent to the property line in the northwest corner of the site. This property is subject to Development Permit Area No. 3 – Industrial, however, as the application is for a building slightly less than 10 square metres in area a Development Permit controlling form and character is not required.

RECOMMENDATION

That the application for a Development Variance Permit authorizing construction of a 10 square metre office building, sited as detailed on the

survey plan prepared by Engineering Services staff, stamped "Received August 30, 2011", and including the following relaxation to Zoning Bylaw, 1992, No. 2050, be forwarded to Council with a **recommendation of approval**.

Zoning Bylaw, 1992, No. 2050, Section 54(5)(c) – Side Setback – an exemption from the required 4.5 metre setback from an Exterior Side Lot Line [i.e. from 4.5 metres to 0 metres].

(2) DEVELOPMENT PERMIT

1026 Tillicum Road

[Lot 23, Block 2, Section 10, Esquimalt District, Plan 11214]

PROPOSAL

The proposal is to remove the existing single family dwelling and construct a strata titled duplex. The parcel is zoned RD-3 [Two Family/ Single Family Residential] 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-3 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 Coching Home Design, stamped "Received September 13, 2011", and on the landscape plan prepared by Jane Waters Landscape Design, stamped "Received September 13, 2011", and sited as detailed on the site plan prepared by Powell and Associates BC Land Surveyors, stamped "Received August 31, 2011", for the proposed duplex located at Lot 23, Block 2, Section 10, Esquimalt District, Plan 11214 [1026 Tillicum Road], be forwarded to Council with a **recommendation of approval**.

- (3) **DEVELOPMENT PERMIT**
521-529 Comerford Street
[Lot 266, Suburban Lot 40, Esquimalt District, Plan 2854]
[Lot 267, Suburban Lot 40, Esquimalt District, Plan 2854]

PROPOSAL

The proposal is to assemble two parcels and build a new 43 unit, 4 storey, mixed-use, building at the northeast corner of Comerford Street and Carlisle Avenue. The applicant intends to retain ownership of the proposed building, offering units as affordable rentals, including 10 accessible residential units. This site is located within Development Permit Area No. 2 – Commercial; therefore a development permit is required to ensure the application meets the intent of the guidelines contained in Section 2.3 and Section 9.4 of the Township’s 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 Vic Davies Architect stamped “Received September 14, 2011”, and sited as detailed on the survey plan prepared Powell and Associates, BC Land Surveyors, stamped “Received September 14, 2011”, and including the following relaxations to Zoning Bylaw, 1992, No. 2050 and Parking Bylaw, 1992, No. 2011, for the proposed development located at Lot 266, Suburban Lot 40, Esquimalt District, Plan 2854 and Lot 267, Suburban Lot 40, Esquimalt District, Plan 2854 [521-529 Comerford Street], be forwarded to Council with a **recommendation of approval**.

Zoning Bylaw, 1992, No. 2050, Section 24 (1) – Visibility at Intersections – an exemption from the requirement that there shall be no obstruction to the line of vision by Buildings, Structures or vegetation between the heights of 1 metre and 3 metres above the established grade of streets within and area bounded by the centre lines of intersecting streets and a line joining a point on each of the centre lines 25 metres from their intersection.

Parking Bylaw No. 2011, Section 11(1) – Visitor Parking – a reduction in the required number of dedicated visitor parking spaces from 1 of every 4 to 1 of every 27 [i.e. from a total of 14 visitor spaces to 2 visitor spaces]

Parking Bylaw No. 2011, Section 13(1)(a)(v) – Number Of Off-Street Parking Spaces – a reduction in the required number of parking spaces from 1.3 spaces per dwelling unit to 0.43 spaces per dwelling unit [i.e. from a total of 55 spaces to 20 spaces].

**AGENDA - ADVISORY PLANNING COMMISSION
MEETING SEPTEMBER 20, 2011**

4.

VII. PLANNER'S STATUS REPORT

VIII. COUNCIL LIAISON

IX. NEW BUSINESS

X. NEXT REGULAR MEETING

Tuesday, October 18th, 2011

XI. ADJOURNMENT