



**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**

**ADVISORY PLANNING COMMISSION  
MINUTES**

**TUESDAY, OCTOBER 18, 2011**

**7:00 P.M.**

**ESQUIMALT COUNCIL CHAMBERS**

**MEMBERS:** Joanne Kimm, Chairperson  
Lorne Argyle  
Pete Hartman  
Amy Higginbotham  
Wes Nelson  
Joy Palmeter  
Christopher Smith

**COUNCIL LIAISON:** Meagan Brame

**STAFF LIAISON:** Trevor Parkes, Senior Planner

**SECRETARY:** Marie Letham

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There were no members of the public present.

**1. CALL TO ORDER**

The meeting was called to order at 7:00 p.m. by Chairperson.

**II. LATE ITEMS**

No late items.

**III. ADOPTION OF THE AGENDA**

Moved by Lorne Argyle, seconded by Joy Palmeter that the agenda be approved as amended.

The Motion **CARRIED UNANIMOUSLY..**

**IV. ADOPTION OF MINUTES**

**Minutes – August 16, 2011**

Moved by Pete Hartman, seconded by Amy Higginbotham that the minutes be approved as amended. The Motion **CARRIED UNANIMOUSLY.**

**Minutes – September 20, 2011**

Moved by Lorne Argyle, seconded by Joy Palmeter that the minutes be approved as amended. The Motion **CARRIED UNANIMOUSLY.**

**V. BUSINESS FROM MINUTES**

There was no business from the Minutes.

## **VI. STAFF REPORTS**

### **(1) DEVELOPMENT PERMIT**

**1054 Colville Road**

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

Staff Liaison, Trevor Parkes, briefly outlined the proposal advising that the single family dwelling will be removed and a purpose built duplex is proposed. The project meets all of the RD-3 zoning requirements.

Shawn Adye and Graham Turner were in attendance to present the proposal.

Shawn Adye gave an overview of the lot and surrounding neighbourhood. He advised APC of the colour scheme and addressed issues staff had identified in the APC report by proposing to stagger plantings along the street face and committing to installing a three foot wide paver path through each of the side yards to the back of the property.

The applicant outlined the green features and energy efficient appliances for the project. He commented that the home has been offered to Nickel Brothers for recycling.

### **APC Discussion**

Wes Nelson comment that the driveway looked like it has a narrow opening onto Colville Road. He asked the applicant what the plantings were along the driveway as he expressed concern regarding the sightlines from the driveway.

The applicant responded that the plantings were flowering Cherry trees. He advised that a lower hedge could be an option, it would not provide privacy, but would open the visibility.

Wes inquired if it was necessary to back out?

Shawn Adye responded, yes, as there is not enough room for a turn around.

Pete Hartman stated he had no comments.

Amy Higginbotham stated she had no comments.

Joy Palmeter commented she liked the design.

Christopher Smith stated he echoed Wes Nelson's comments regarding backing out. He referred to an application that the Commission had seen last month where there was more of a flare to the driveway. He inquired whether there could there be some consideration of a change to the driveway design.

Shawn Adye responded that they could push the building further back, but by doing that, it would provide only a minimal back yard.

Lorne Argyle asked the applicant to comment on the BC Transit stop located in front of the property.

The applicant advised that he had spoken to BC Transit about moving the stop and he was advised that it was up to the Township of Esquimalt to approve any changes.

Staff Liaison, Trevor Parkes, advised that Esquimalt's Engineering Department is responsible for design and location of bus stops. He referred to page 2 of his report that this issue has been reviewed by the Engineering Department and an amended driveway design and bus stop relocation would be required.

### **RECOMMENDATION**

That the application for a Development Permit, limiting the form and character of development to that shown on architectural plans provided by Hartmann's Drafting and Design, stamped "Received September 27, 2011", and on the landscape plan prepared by Silverleaf Landscapes, stamped "Received September 27, 2011", for the proposed duplex located at Lot 8, Block 13, Section 10, Esquimalt District, Plan 2546 [1054 Colville Road], be forwarded to Council with a **recommendation of approval with the condition that lower vegetation be used along the driveway to provide better visibility.**

## **VII. PLANNER'S STATUS REPORT**

Trevor Parkes presented the following status report on recent applications:

**601/605 Canteen Road:** [DVP for exemption from the Exterior Side Setback requirement] Regular meeting of COTW was postponed to October 24, 2011 as a result of the Thanksgiving holiday, October 10, 2011.

**1026 Tillicum Road:** [DP for Two Family Residence] Regular meeting of COTW was postponed to October 24, 2011 as a result of the Thanksgiving holiday, October 10, 2011.

**521-529 Comerford Street:** [DP Including siting and Parking Variances] Regular meeting of COTW was postponed to October 24, 2011 as a result of the Thanksgiving holiday, October 10, 2011.

**856/858 Esquimalt Road:** [Rezoning and Development Permit] COTW supported staff recommendation that the application be forwarded to Council with a recommendation of approval, subject to preparation of amending bylaw, appropriate notification, 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 August 15, 2011. Council considered the amending bylaw and directed staff to schedule a Public Hearing, send notification, and advertise as required. The application has been placed in abeyance at the request of the applicant pending conclusion of negotiations with the neighbouring property owner relating to traffic issues.

The applicant was unable to successfully negotiate a resolution to outstanding traffic issues. Accordingly, modifications to the proposed site layout and landscaping were required. The updated amending bylaw accommodating these changes was presented to Council October 17, 2011. First and 2<sup>nd</sup> reading was given to the bylaw and staff were directed to schedule a Public Hearing, send notification, and advertise as required. A Public Hearing is tentatively scheduled for November 7, 2011.

**1037 and 1039 Lyall Street:** [OCP Amendment and Rezoning] COTW supported staff recommendation that the application be forwarded to Council with a recommendation of approval, subject to preparation of amending bylaws, appropriate notification, 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 October 3, 2011. Council considered the amending bylaw and directed staff to schedule a Public Hearing, send notification, and advertise as required. A Public Hearing is tentatively scheduled for November 7, 2011.

**1149 Esquimalt Road:** [DP for Commercial Renovation] COTW moved that the application be forwarded to Council with a recommendation of approval subject to appropriate notification and a Variance Hearing being held. Hearing was held October 3, 2011 and the application was approved.

**472/474 Nelson Street:** [DVP for increase to Lot Coverage and reduction to Front setback] COTW moved that the application be forwarded to Council with a recommendation of approval, subject to appropriate notification and a Variance Hearing being held. Hearing was held October 17, 2011 and the application was approved.

#### **VIII. COUNCIL LIAISON**

Councillor Brame commented on the application for 856-858 Esquimalt Road application. The changes improved the traffic flow and one building has been shifted, which has reduced the shadowing of other properties.

#### **IX. NEW BUSINESS**

No new business.

#### **X. NEXT REGULAR MEETING**

**Tuesday, November 15<sup>th</sup>, 2011**

#### **XI. ADJOURNMENT**

On motion the meeting adjourned at 7:45 p.m.