



CORPORATION OF THE TOWNSHIP OF ESQUIMALT
ADVISORY PLANNING COMMISSION MEETING MINUTES
HELD ON
TUESDAY APRIL 19, 2016
ESQUIMALT COUNCIL CHAMBERS

MEMBERS PRESENT:	Nick Kovacs Lorne Argyle David Schinbein	Christina Hamer Amy Higginbotham Berdine Jonker
REGRETS:	Graeme Dempster	
STAFF LIAISON:	Trevor Parkes, Senior Planner	
COUNCIL LIAISON:	Councillor Susan Low Councillor Tim Morrison	
SECRETARY:	Simone Manchip	

I. CALL TO ORDER

The meeting was called to order at 7:02 p.m. by the Chair.

II. LATE ITEMS

Introductions and Welcome New Member:

The Commission welcomed new member Berdine Jonker. Ms. Jonker introduced herself and provided an overview of her background and experience.

III. ADOPTION OF AGENDA

Trevor Parkes, Staff Liaison requested that the agenda be amended to add Introduction to new member Berdine Jonker under section II – Late Items.

Moved by Lorne Argyle seconded by Amy Higginbotham that the agenda be adopted as amended.

The Motion **CARRIED UNANIMOUSLY.**

IV. ADOPTION OF MINUTES – MARCH 15, 2016

Graeme Dempster requested that the minutes for the March 15, 2016 Advisory Planning Commission meeting be amended to reflect that he was not present for the meeting.

Moved by Lorne Argyle seconded by David Schinbein that the minutes of the Advisory Planning Commission held March 15, 2016 be adopted as amended.

The Motion **CARRIED UNANIMOUSLY.**

V. BUSINESS FROM MINUTES

There was no outstanding business from the Minutes.

VI. STAFF REPORTS

(1) DEVELOPMENT VARIANCE PERMIT

527 Fraser Street

Proposed Lot A, Section 11, Esquimalt District, Plan EPP60266 (Registration Pending)

Purpose of the Application

Trevor Parkes, Staff Liaison outlined that the Township of Esquimalt has, over a number of years, acquired three parcels on the east side of the 500 block of Fraser Street, abutting the Esquimalt Recreation Centre property. Parks and Recreation Services, with the approval of Council, plan to construct the “Fraser Street Adventure Park” on these three parcels and integrate the new facility into the Esquimalt Recreation Centre operations. Given the proposed use is institutional in nature as it represents an extension of the Recreation Centre and given Parks and Recreation Services desire to manage the Recreation Centre properties as one legal parcel, staff have coordinated required land surveys an undertaken consolidation of the three Fraser Street parcels with the Recreation Centre parcel to create one large property. Detailed design of the Fraser Street Adventure Park revealed the optimum location for the change room/ washroom building failed to comply with the P-1 Side setback regulation therefore a relaxation is required to be approval prior to the issuance of a Building Permit.

Analysis of the BCLS Site Plan and the titles of the four properties also revealed that a number of relaxations are required to legitimize the siting of existing buildings on the property therefore staff are including requests for these relaxations as part of this DVP application.

Scott Hartman, Director of Parks and Recreation presented the application.

APC Comments:

Members commented that they are excited about the project and feel that it is a positive addition to the Esquimalt community.

RECOMMENDATION:

Moved by David Schinbein, seconded by Lorne Argyle that the Advisory Planning Commission recommends to Council that the application for a Development Variance Permit authorizing the construction of the Fraser Street Adventure Park as shown on the site plan and landscape plan prepared by Craven/Huston/Powers Architects, stamped “Received April 4, 2016”, and sited as detailed on the survey plan prepared by Powell and Associates, BC Land Surveyors stamped “Received April 4, 2016 and including the following relaxations to Zoning Bylaw, 1992, No. 2050, for the this development located at Proposed Lot A, Section 11, Esquimalt District, Plan EPP60266 (Registration Pending) [527 Fraser Street], be forwarded to Council with a recommendation **of approval**.

To accommodate the proposed new change room/ washroom building for the Fraser Street Adventure Park:

Zoning Bylaw, 1992, No. 2050, Section 58(4)(c) – Side Setback a 2.2 metre relaxation to the requirement that no building shall be located within 4.5 metres of an Interior or Exterior Side Lot Line [i.e. from 4.5 metres to 2.3 metres]; and

To accommodate the existing Esquimalt Recreation Centre building and Lacrosse Box:

Zoning Bylaw, 1992, No. 2050, Section 58(4)(a) – Front Setback an exemption from the requirement that no building shall be located within 7.5 metres of a Front Lot Line [i.e. from 4.5 metres to 0.0 metres] to accommodate the Lacrosse Box; and

Zoning Bylaw, 1992, No. 2050, Section 58(4)(c) – Side Setback an exemption from the requirement that no building shall be located within 4.5 metres of an Interior or Exterior Side Lot Line [i.e. from 4.5 metres to 0.0 metres] to accommodate the Covered Bike Shelter; and

Zoning Bylaw, 1992, No. 2050, Section 58(4)(c) – Side Setback a 1.9 metre relaxation to the requirement that no building shall be located within 4.5 metres of an Interior or Exterior Side Lot Line [i.e. from 4.5 metres to 2.6 metres] to accommodate the Recreation Centre building; and

Zoning Bylaw, 1992, No. 2050, Section 58(5)(a) – Screening and Landscaping an exemption from the requirement that screening and landscaping shall be provided in accordance with Section 23, and

Zoning Bylaw, 1992, No. 2050, Section 58(5)(b) – Screening and Landscaping an exemption from the requirement that landscaping shall be provided along the entire Front Lot Line for a minimum width of 7.5 metres and along the Exterior Side Yard Setback for a minimum width of 4.5 metres except for points of ingress and egress.

The Motion **carried unanimously.**

VII. STAFF LIAISON

616/620 Lampson Street: APC recommended approval of the proposed changes to Zoning Bylaw, 1992, No. 2050 on November 17, 2015. The amendment Bylaw was presented to Council on January 18, 2016 and was granted 1st and 2nd reading. The Public Hearing occurred March 7, 2016 and Council read the bylaw a third time. Adoption of the amendment bylaw remains outstanding pending the registration of a S.219 covenant.

826 Esquimalt Road: APC recommended approval of the proposed changes to Zoning Bylaw, 1992, No. 2050 on December 15, 2015. The amendment Bylaw was presented to Council on January 4, 2016 and the amendment bylaw was granted 1st and 2nd reading. The Public Hearing occur on February 1, 2016 and Council read the bylaw a third time. Adoption of the amendment bylaw remains outstanding pending the registration of a S.219 covenant.

DRC reviewed the application for Development Permit on April 13, 2016. DRC requested the applicant amend the design and return the revised plan to DRC for review.

468 Head Street [West Bay Triangle]: [Rezoning for 6 Storey, 73 unit commercial mixed use] Presented to the APC on January 19, 2016 and forwarded to Council with a recommendation for approval. Application was presented to DRC on February 10, 2016. The DRC generally liked the application, but raised concerns relating to how the design would integrate with the future development to be located on the two properties to the southeast, adjacent to the Head St and Lyall St intersection. The DRC requested a siting and mass model for the future development of the southeast corner, as well as assurance that sufficient setbacks could be accommodated between this proposal and the future concept plan.

Esquimalt Village Project: A Memorandum of Understanding has signed with Aragon Investments to be the Township's development partner for the Esquimalt Village Plan. The EVP is proposed to consist of a 6 storey commercial mixed use building a five storey institutional building each located west of Town Hall and two 6 storey residential buildings located on the southern portion of the site. Upon completion of a detailed design an OCP amendment and rezoning application will be required.

Official Community Plan Review: Looking Forward Forum is scheduled for 7pm on May 4, 2016 at the Esquimalt Recreation Centre. The purpose of the ***Looking Forward Forum*** is to collect public input on the development of new policies in the following areas: Arts, Culture & Heritage / Community Health & Safety/ Economic Development/ Environment/ Parks, Trails & Recreation/ Planning & Development/ Transportation & Infrastructure.

VIII. COUNCIL LIAISON

Councilor Morrison commented that Council adopted a draft vision statement for the Official Community Plan.

Councilor Low commented that the CRD has asked Council to provide siting for two waste water treatment plant sites. Council will conduct two rounds of community engagement via Public Hearing and an online survey.

Councilor Morrison encouraged APC members to sign up for the Truth and Reconciliation Commission (TRC) Reading Challenge that will be taking place June 21, 2016.

Councilor Morrison commented that all of Council plan to attend the May 4, 2016 Official Community Plan Forum, and encourage APC members to attend.

IX. INPUT FROM APC TO STAFF

None

X. NEW BUSINESS

The Chair thanked staff for all of their hard work put into processing the Development applications.

XI. NEXT REGULAR MEETING

Wednesday, May 18, 2016

XII. ADJOURNMENT

On motion the meeting adjourned at 7:46 P.M.

CERTIFIED CORRECT:

VICE CHAIR, ADVISORY PLANNING COMMISSION

THIS 18 DAY OF MAY, 2016

ANJA NURVO,
CORPORATE OFFICER