



VIII. STAFF REPORTS

1) DEVELOPMENT PERMIT and DEVELOPMENT VARIANCE PERMIT  
910 Yarrow Place  
[PID 008-270-589, Lot 4, Section 2, Esquimalt District, Plan 45523]

Karen Hay outlined that the subject property is located within Development Permit Area No. 4 – Gorge Waterway, which is a development permit area that is designed to protect the natural environment of the Gorge Waterway. The property owner is proposing to build a new single family residence; therefore, a Development Permit is required. Due to the requirement that new buildings or structures cannot be located within 20 metres of the high water mark of the Gorge Waterway, the applicant has proposed that the house would be located closer to the front lot line and the exterior side lot line than Zoning Bylaw 1992, No. 2050 allows; therefore, two variances are requested. Ms. Hay also advised that 910 Yarrow Place is one of the last vacant lots along the Gorge Waterway.

Paul Robertson, owner and Gerry Troesch on behalf of Bill Wilkin Inc. were in attendance.

Paul Robertson presented the application. Mr. Robertson outlined that it was very difficult to design a house that could be shoehorned into this property. He explained that the proposed new dwelling would be a home for his family and he is planning on living in the area for a long time.

**APC Questions and Comments:**

- A member asked about the following items on the Green Checklist, dual flush toilets, water flow for showers, heating system, heat pump and solar ready. Mr. Robertson advised that the toilets and showers will be low flush, low water flow, the heating system is to be determined, and solar ready is being considered.
- A member asked if there was a particular reason for the size and shape of the house. Mr. Robertson advised they tried to come up with a design that was relatively appealing as you walk into the house; they didn't want the ground floor to feel like it was shrunk or too small. The proposed design is a three bedroom house with 2100 square feet. Another member commented that they really liked the design.
- What is the exterior finish? Mr. Robertson advised it would be very narrow siding, flat board or shingles.

**RECOMMENDATION:**

Moved by Berdine Jonker, seconded by Lorne Argyle: That the Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Permit and a Development Variance Permit allowing construction of a new building [single family dwelling] within 30 metres of the Gorge Waterway; as illustrated in the architectural drawings prepared by The BWD Group, the landscape plan prepared by LADR Landscape Architects both stamped "Received January 06, 2017", sited as detailed on the survey plan prepared by Powell and Associates BC Land Surveyors, stamped "Received January 10, 2017", and including the following variances for the property located at PID 008-270-589, Lot 4, Section 2, Esquimalt District, Plan 45523 [910 Yarrow Place] be forwarded to Council **with a recommendation of approval; as this will be a positive development for the neighbourhood.**

**Zoning Bylaw, 1992, No. 2050, Section 34 (9)(a)(i) - Siting Requirements – Principal Building – Front Setback:** A 3.85 metre decrease to the requirement that no principal building shall be located within 7.5 metres of a Front Lot Line. [ie. from 7.5 metres to 3.65 metres]

**Zoning Bylaw, 1992, No. 2050, Section 34 (9)(a)(ii) – Siting Requirements – Principal Building – Side Setback:** A 2.1 metre decrease to the requirement that no principal building shall be located within 3.6 metres of an Exterior Side Lot Line. [ie. from 3.6 metres to 1.5 metres], to locate the building within 3.6 metres of the right of way containing the Yarrow Place rain garden. The Motion **Carried Unanimously**.

**2) ZONING BYLAW AMENDMENT  
“Core Area Sewage Treatment Plant  
337 Victoria View Road  
Lot 1; Section 11; Plan EPP36468**

Application is to amend the McLoughlin Point Special Use (I-3) zone to accommodate a new design for the wastewater treatment plant along with a revised amenity package.

Mr. Brown clarified that this is not a rezoning application; it is the Municipality amending their Zoning Bylaw. Staff are asking the Advisory Planning Commission members to provide Council with a recommendation on the proposed amendments.

In attendance:

Harbour Resource Partnership  
Jim Mann  
Ernie Maschner

Capital Regional District Project Board  
Don Fairbairn

Ernie Maschner outlined that there has been some modification to the drawing based on the feedback received from the Design Review Committee.

Jim Mann gave a brief history of the site and an overview of the project. Mr. Mann explained that the project is still in revision and outlined some of the design modifications. The building has been shifted away from the eastern shoreline and is now closer to Victoria View Road, the parking has been moved offsite and the emergency generators have been relocated to the side yard.

The Chair thanked the applicant for their presentation.

Bill Brown gave an overview of the proposed amendments to the McLoughlin Point Special Use (I-3) zone.

**APC Members questions and comments:**

- Trucking as opposed to barging materials to the site was discussed. Members expressed concerns that trucking materials to the site will have a significant impact on the local traffic and people living in the vicinity. Mr. Maschner advised they are currently working on a comprehensive traffic management plan. The initial plan has three main routes for the site; the first route would be for the worker traffic, the second route would be for the large heavy trucks and the third route would be for all other deliveries. He then gave an example of the three potential routes and advised that the final routes are to be determined.

Concerns were raised that the section of Head Street, from Esquimalt Road down towards the waterfront, is being considered as a truck route. Head Street has a very steep hill, a tight corner and the cross walk at the bottom of the hill is not lit. Concerns were expressed for people's safety in that area.

It was suggested that a traffic management plan, that clearly outlines the proposed routes be provided to Staff and Council in a timely manner, so an informed decision can be made as to what the traffic in the neighbourhood is going to look like.

- What is the timeline for construction? Mr. Maschner advised that the plant would be finished in November 2020.
- Is there any consideration being given for the damage that the trucks could do to the infrastructure? Mr. Brown advised that the CRD has a policy that they will repair any damage.
- A Member asked how the 17 million dollar amenity package breaks down between the three capital projects. Mr. Brown advised seven million will be for waterfront parks, five million will be for recreation facilities and five million will be for Emergency Services and Public Safety Facilities.
- A member asked how many years the annual contribution of \$55,000.00 will continue. Mr. Brown advised, for as long as the wastewater treatment plant is operational.
- Clarification was sought on how this amenity package differs from the previous one. Mr. Brown gave a brief overview of the proposed amendments and advised that the big changes are the removal of the barging, the pier and the ferry service.
- A member commented that, they were glad to see that the landscape buffer no longer has to completely obliterate any view of the building. It is an industrial landscape in a working harbour and it is completely unrealistic to think it should just be this imaginary green space that has never been touched by any human being.
- Building looks nice, good job. A member asked if the 18 parking spaces were required for the workers. Mr. Fairburn advised, yes.
- Is there a plan to honor the culture landscape of this industrial site and also is there a plan to address the archaeology on the site? Mr. Mann advised there will be some interpretative signs that will talk about the various uses of the site. Mr. Brown clarified that one of the amenities that will be carried over is the "Heritage Interpretative Signage", so a minimum of 5 signs will eventually be put in place.

#### RECOMMENDATION:

Moved by Graeme Dempster, seconded by Lorne Argyle: That the Esquimalt Advisory Planning Commission recommends that the "Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2888" being a bylaw to amend the McLoughlin Point Special Use [I-3] zone for the Core Area Waste Water Treatment Plant be **forwarded to Council with a recommendation of approval with the following condition:**

That the applicant:

1. Provide information and studies regarding the truck traffic in lieu of barging be provided to Council in a timely manner.

The reason: The proposal seems like the best value and is a reasonable exchange for the amenities.

Moved by Amy Higginbotham, seconded by Christina Hamer: That the main motion be amended, recommending approval with the condition that the traffic route analysis be included with the Staff Report that is submitted to Council. **The motion Carried** (Dave Schinbein and Lorne Argyle opposed)

**The vote was taken on the amended main motion. The Motion Carried**

**IX. STAFF LIAISON**

1. There will be an Open House for the Esquimalt Road Urban Design Guidelines on Wednesday, January 18, 2017 from 4:00 p.m. to 7:00 p.m. in Council Chambers.
2. Staff are working on the Official Community Plan review.
3. The Esquimalt Town Square is moving ahead, construction will be starting in the next couple of months.
4. The English Inn project is moving forward.

**X. COUNCIL LIAISON**

- Councillor Burton-Krahn advised she really appreciated hearing the APC members' different perspectives as parents and people close to the project, and thanked the APC members for their hard questions and hard work.
- Councillor Liberchuk advised she is really glad to be joining the APC Commission and commented that it was really good to hear the discussion.

**XI. INPUT FROM APC TO STAFF**

A member asked if there was an update on the Legion Project. Mr. Brown advised that he hasn't heard anything new.

**XII. NEW BUSINESS**

**XIII. NEXT REGULAR MEETING**

Tuesday, February 21, 2017

**XIV. ADJOURNMENT**

On motion the meeting adjourned at 8:50 P.M.

CERTIFIED CORRECT:



CHAIR, ADVISORY PLANNING COMMISSION



ANJA NURVO,  
CORPORATE OFFICER

THIS 21<sup>st</sup> DAY OF FEBRUARY 2017