



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY PLANNING COMMISSION MINUTES OF APRIL 17, 2018 ESQUIMALT COUNCIL CHAMBERS

PRESENT:	Ken Armour, Chair Amy Higginbotham Duncan Cavens	Nick Kovacs Berdine Jonker Graeme Dempster
STAFF:	Bill Brown, Director of Development Services, Staff Liaison Karen Hay, Planner Pearl Barnard, Recording Secretary	
COUNCIL LIAISONS:	Councillor Tim Morrison Councillor Beth Burton-Krahn	

I. CALL TO ORDER

Ken Armour, Chair, called the Advisory Planning Commission meeting to order at 7:02 p.m.

II. ELECTION OF VICE-CHAIR

Nominations were called for and Duncan Cavens nominated Graeme Dempster, seconded by Nick Kovacs. Graeme Dempster was elected by acclamation as Vice Chair for the year 2018.

III. LATE ITEMS

There were no late items.

IV. APPROVAL OF THE AGENDA

Moved by Graeme Dempster, seconded by Duncan Cavens: That the agenda be approved as circulated. **CARRIED UNANIMOUSLY.**

V. ADOPTION OF MINUTES

Moved by Nick Kovacs, seconded by Amy Higginbotham: That the minutes of the APC meeting, March 20, 2018 be adopted as circulated. **CARRIED UNANIMOUSLY.**

VI. STAFF REPORTS

1) DEVELOPMENT VARIANCE PERMIT 801 Esquimalt Road

Jag Singh, NSDA Architects and Samson Rombough, Carpreit, provided an overview of DVP application for 801 Esquimalt Road and responded to questions from the Commission.

Staff outlined that the development variance permit is to legitimize the parking situation that has existed for many years, and to allow the current owner to add one additional suite to the building, without providing additional parking. Staff also noted that there is a correction to the Staff Report Page 2 Context: Property Size should read Imperial: 21991 ft².

Commission comments included (*response in italics*):

- Are the parking spaces leased? *Yes, currently 20 of the 36 parking spaces are leased.*
- Number of visitor's parking spaces was discussed. *Staff clarified that due to the age of the building the parking lot does not conform to today's standards.*

RECOMMENDATION:

Moved by Duncan Cavens, seconded by Nick Kovacs: The application for a Development Variance Permit authorizing the parking layout as shown on the site plan prepared by Derek Neale, NSDA Architects, stamped "Received March 23, 2018" and including the following relaxations to Parking Bylaw, 1992, No. 2011, for the development located at 801 Esquimalt Road [PID 002-925-729; Parcel B (DD139365I) of Lot A, Section 11, Esquimalt District, Plan 25546 except that part in Plan VIP83622], **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve;** as parking is not an issue for the existing building. **Carried Unanimously**

Parking Bylaw, 1992, No. 2011, Section 11 (1) - Visitor Parking – A reduction to the requirement that for land zoned multiple family residential 1 of every 4 required spaces shall be clearly marked 'Visitor' and available for use by non-occupants of the Parcel at all times. [ie. from 1 of every 4, to 1 of every 10.5 required spaces];

Parking Bylaw, 1992, No. 2011, Section 13(1)(a)(iv) – Parking Requirements – Number of Off-Street Parking Spaces – A reduction to the number of required off-street Parking Spaces, from 42 spaces to 37 spaces [ie. from 1.3 spaces per dwelling unit to 1.16 spaces per dwelling unit];

Parking Bylaw, 1992, No. 2011, Section 14. (4) Dimensions of Off-Street Parking Spaces – An exemption to the requirement that where any parking space abuts a portion of a fence or structure, the minimum stall width shall be increased by 0.3 metres for that parking space, for those parking spaces abutting a structural post in the covered parking area.

**2) REZONING APPLICATION
1109 Lyall Street**

Kim Colpman, Large & Co., provided an overview of the rezoning application for 1109 Lyall Street, presented a PowerPoint presentation and responded to questions from the Commission.

Staff outlined that the applicant is requesting a change in zoning from Two Family/Single Family Residential [RD-3] to a Comprehensive Development District, to create a strata development where the existing single family dwelling is retained and a new two-unit dwelling (duplex) would be added to the property. Staff also noted that there are two corrections to the Staff Report Page 2, Context: Property Size should read Imperial: 10215 ft² and on Page 5, F.A.R., Lot Coverage, Siting and Setbacks. Last sentence of the paragraph after the table should read: F: "The lot size at 949 m² in area would provide for 316 m² (3405 ft²) per dwelling unit."

Commission comments included (*Applicant's response in italics*):

- A rendering showing the streetscape with the existing and proposed buildings would have been helpful.
- Expressed concerns with the massing of the building; the second storey is the same size as the first storey, not a good fit for the neighbourhood; consider an alternate design where the massing is not simply a block.
- The proposal was appropriate as designed, suitable for the area and the visual impact to the street would be quite low.
- Liked that the original house has been retained.
- Are vehicles able to turnaround on the site? Yes

- Liked the concept. The size of the site merits some additional density; the current design is not sensitive enough to the character of the neighbourhood and the existing house.

RECOMMENDATION:

Moved by Amy Higginbotham, seconded by Nick Kovacs: The application for rezoning, authorizing a new two-family dwelling (duplex) to be constructed behind the existing single family dwelling, sited in accordance with the BCLS Site Plan prepared by Alan Powell, Powell & Associates, BC Land Surveyors, stamped "Received February 26, 2018"; and incorporating the height and massing consistent with the architectural plans prepared by Gerry Troesch Residential Design, stamped "Received February 16, 2018" detailing the development proposed to be located at 1109 Lyall Street [PID 006-001-009, Amended Lot 3 (DD 148436I), Section 11, Esquimalt District, Plan 4729] be forwarded to Council with a recommendation **by the Esquimalt Advisory Planning Commission to deny**; as the massing of the proposed building is not a good fit for the neighbourhood. **MOTION CARRIED** (1 opposed, Berdine Jonker)

VII. NEXT REGULAR MEETING

Tuesday, May 15, 2018

VIII. ADJOURNMENT

The meeting adjourned at 7:56 p.m.

CERTIFIED CORRECT



VICE CHAIR, ADVISORY PLANNING COMMISSION
THIS 15th DAY OF MAY, 2018



ANJA MURVO, CORPORATE OFFICER