



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY PLANNING COMMISSION
MINUTES OF MAY 21, 2019
COUNCIL CHAMBERS, MUNICIPAL HALL

PRESENT: Graeme Dempster Helen Edley
Fil Ferri Chris Munkacsi
Michael Angrove Marie Fidoe

STAFF: Bill Brown, Director of Development Services, Staff Liaison
Trevor Parkes, Senior Planner
Alex Tang, Planner
Janany Nagulan, Planner
Fred Billingham, Planning Technician

REGRETS: Duncan Cavens

COUNCIL LIAISON: Councillor Meagan Brame
Councilor Jacob Helliwell

I. CALL TO ORDER

Graeme Dempster, Chair, called the Advisory Planning Commission meeting to order at 7:05 p.m.

II. LATE ITEMS

There were no late items

III. APPROVAL OF THE AGENDA

Moved by Helen Edley, seconded by Chris Munkacsi: That the agenda be approved as circulated.
Carried Unanimously

IV. ADOPTION OF MINUTES

Moved by Fil Ferri seconded by Helen Edley: That the minutes of April 16, 2019 be adopted as circulated. **Carried Unanimously**

V. STAFF REPORTS

**1) DEVELOPMENT PERMIT and DEVELOPMENT VARIANCE PERMIT
1129 Munro Street**

Fil Ferri declared a conflict of interest since the applicant is a friend of his. Mr. Ferri left the Council Chambers at 7:07 p.m.

Jeffrey Duffield, applicant / owner provided an overview of the Development Permit and Development Variance Permit Applications for 1129 Munro Street.

Commission comments and questions included (*response in italics*):

- Has the Commission seen this application before? *It was on an earlier agenda but pulled by the applicant so that modifications to the application could be made.*

RECOMMENDATION:

Moved by Helen Edley, seconded by Marie Fidoe: That the application for a Development Permit and a Development Variance Permit allowing construction of a new accessory building as illustrated in the architectural drawings and landscape plan prepared by Jeffrey A. Duffield, stamped "Received April 8 2019", sited as detailed on the survey plan prepared by Ryan P. Hourston BCLS, stamped "Received April 8 2019", and including the following variances for the property located at PID 026-958-376, Lot 2, Section 11, Esquimalt District, Plan VIP82523 [1129 Munro Street]] **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve; as the design is in keeping with the house and the neighbourhood and it is not obvious that it is in front of the house. In addition, there is still room for cars to be parked on the site. Carried Unanimously**

Zoning Bylaw, 1992, No. 2050, Section 34 (9)(b)(i) – Siting Requirements – Accessory Building – Front Setback: Exemption from the requirement that no Accessory Building shall be located in front of the front face of the Principal Building

Parking Bylaw No. 1992, No. 2011, Part 4 (9)(4) – Provisions and Maintenance of Off-Street Parking and Loading Areas: Exemption to the requirement that Parking Spaces in Residential zones be located no closer to the Front Lot Line than the front face of the Principal Building [i.e. the one required parking space will be located in the new accessory building].

Fil Ferri returned to the Council Chambers at 7:14.

**2) DEVELOPMENT VARIANCE PERMIT
1217 Juno Street**

Graham Busch, applicant / owner provided an overview of the Development Variance Permit Application for 1217 Juno Street.

Commission comments and questions included (*response in italics*):

- The Commission had no questions.

RECOMMENDATION:

Moved by Michael Angrove, seconded by Helen Edley: That the application for a Development Variance Permit, permitting the enclosure of the existing carport as per Architectural Plans prepared by Maverick Solution Limited stamped "Received May 2, 2019" and to include the following variances to the Zoning Bylaw 1992, No. 2050, for the property located at 1217 Juno Street [PID:007-993-501, Lot 5, Section 11, Esquimalt District, Plan 1104] **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve; as the proposal improves the design by reorienting the front door to the street. In addition, there are no parking issues. Carried Unanimously**

Zoning Bylaw, 1992, No.2050, Section 34 (9)(a)(i) – Setback Requirements – Principal Building – Front Setback. A 0.7 metre decrease to the requirement that no principal building shall be located within 7.5 metres of the Front Lot Line, [i.e. from 7.5 metres to 6.8 metres]

Zoning Bylaw, 1992, No. 2050, Section 34 (9)(a)(ii) – Setback Requirements – Principal Building – Side Setback. A 0.9 metres decrease to the total Setback of all Side yards not to be less than 4.5 metres. [i.e. from 4.5 metres to 3.6 metres]

Parking Bylaw, 1992, No. 2050, Section 9 (4) – Provision and Maintenance of Off – Street Parking and Loading Areas. An exemption from the requirement that parking spaces in residential zones shall be located no closer to the Front Lot Line than the front face of the Principal Building.

**3) DEVELOPMENT VARIANCE PERMIT
502 Paradise Street**

The applicants did not provide an overview of the Development Variance Permit Application for 502 Paradise Street.

Commission comments and questions included (*response in italics*):

- The Commission did not have any questions.

RECOMMENDATION:

Moved by Chris Munkacsi seconded by Fil Ferri: That the application for a Development Variance Permit, bringing the existing principal building into compliance to allow for the reconstruction of the front stairs and construction of a porch roof as per plans stamped “Received April 5, 2019” and BC Surveyor Site Plan prepared by Wey Mayenburg Land Surveying Inc. stamped “Received April 5, 2019” and to include the following variances to the Zoning Bylaw 1992, No. 2050, for the property located at 502 Paradise Street [PID:009-173-242, Lot 37, Block F, Section 11, Esquimalt District, Plan 292] **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve; as it brings the development into compliance. Carried Unanimously**

Zoning Bylaw, 1992, No.2050, Section 34 (9)(a)(i) – Setback Requirements – Principal Building – Front Setback. A 4.2 metre decrease to the requirement that no principal building shall be located within 7.5 metres of the Front Lot Line [i.e. from 7.5 metres to 6.8 metres]

Zoning Bylaw, 1992, No. 2050, Section 34 (9)(a)(ii) – Setback Requirements – Principal Building – Side Setback. A 0.8 metres decrease to the requirement that no principal building shall be located within 1.5 metres of an Interior Lot Line. [i.e. from 1.5 metres to 0.7 metres]

**4) DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT APPLICATION
10-300 PLASKETT PLACE**

Gary Brennan, applicant / owner provided an overview of the Development Permit and Development Variance Permit Application for 10-300 Plaskett Place.

Commission comments and questions included (*response in italics*):

- Are there any other agencies involved in the approval process? *No.*
- What is the height of the deck? *It will not affect any views.*
- Was the 10 m setback brought in after the houses were built? *Yes*

RECOMMENDATION:

Moved by Helen Edley, seconded by Chris Mukacsi: That the application for a Development Permit and a Development Variance Permit, authorizing construction of a patio deck as illustrated in the plans prepared by Java Designs, and sited in accordance with the BC Land Surveyor’s Site Plan prepared by Michael E. Claxton, both stamped “Received April 9, 2019”, and including the following variances for the property located at 10-300 Plaskett Place [PID 017-658-187 Strata Lot 10, Section 11, Esquimalt District, Strata Plan VIS2246, together with an interest in the common property in proportion to the unit entitlement of the

strata lot as shown on Form 1] be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve as the variance is minimal. Carried Unanimously

Zoning Bylaw, 1992, No. 2050, Section 34 (8)(a) – Lot Coverage: A 1.2% increase to the requirement that all Principal Buildings, Accessory Buildings and Structures combined, shall not cover more than 30% of the Area of a Parcel [i.e. from 30% to 31.2%].

Zoning Bylaw, 1992, No. 2050, Section 34 (9)(b)(i) – Siting Requirements – Accessory Building – Front Setback: Exemption from the requirement that no Accessory Building shall be located in front of the front face of the Principal Building.

Zoning Bylaw, 1992, No. 2050, Section 34 (9)(a)(ii) – Siting Requirements – Accessory Building – Side Setback: A 1.1 metre decrease to the requirement that no Accessory Building shall be located within 1.5 metres of an Interior Side Lot Line [i.e. from 1.5 metres to 0.4 metre].

Zoning Bylaw, 1992, No. 2050, Section 34 (9)(a)(iv) – Siting Requirements – Accessory Building – Building Separation: Exemption from the requirement that no Accessory Building shall be located within 2.5 metres of a Principal Building.

**5) DEVELOPMENT VARIANCE PERMIT APPLICATION
835 DUNSMUIR ROAD**

Heather Spinney, Praxis Architects Inc. provided an overview of the Development Variance Permit Application for 835 Dunsmuir Road.

Commission comments and questions included (*response in italics*):

- Does the wall extension affect any parking spaces? *It will allow proper sized parking stalls.*

RECOMMENDATION:

Moved by Helen Edley, seconded by Chris Mukacsi: That the Development Variance Permit application for the following variance to Zoning Bylaw, 1992, No. 2050, as shown on the architectural plan of the parking level, provided by Praxis Architects Inc., stamped "Received May 15, 2019", for the proposed 5 storey 32 unit apartment building at 835 Dunsmuir Road [PID 030-709-156 Parcel A (Being a consolidation of Lots 2 and 3, see CA7353737), Section 11, Esquimalt District, Plan 9757] be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve; as it is a minor variation and increases the stability of the building. Carried Unanimously

Zoning Bylaw, 1992, No. 2050, Section 67.95. (9)(a)(v) – Siting Exceptions – Principal Building - A 0.7 metre decrease to the requirement that no principal building shall be located within 2.0 metres of the northern Exterior Side Lot Line to accommodate the parking structure situated below the First Storey [i.e. from 2.0 metres to 1.3 metre]

**6) REZONING APPLICATION
937 COLVILLE ROAD**

Ryan Jabs, Lapis Homes Ltd., Inc. provided an overview of the Rezoning Application for 937 Colville Road.

Commission comments and questions included (*response in italics*):

- Did you consider lot consolidation with the adjacent lot? *Yes, however it would have been difficult to consolidate given where the design was. We are proposing something that is sympathetic to the proposed adjacent development. The two developments will work well together.*
- Did you incorporate the Design Review Committee's comments into your design? *The Design Review Committee wanted the building designed to the RM3 zone. The project would not be doable under the RM3 zone. We have now shown the proposed project in a future street scape as opposed to the existing one. We have also removed one of the front stairways. In addition, a lattice and vine wall has been added at the back to soften things up.*
- What happens if someone buys a car after they move in? *Everyone will be told when they move in that there is limited on-site parking.*
- What is the street parking situation? *There is plenty of street parking.*

RECOMMENDATION:

Moved by Michael Angrove, seconded by Marie Fidoe: That the application for a rezoning, authorizing six (6) townhouse dwelling units as sited on the survey plan prepared by Island Land Surveying Ltd., stamped "Received May 14, 2019" and incorporating the height and massing consistent with the architectural plans provided by Christine Lintott Architects, stamped "Received April 23, 2019", detailing the development proposed to be located at 937 Colville Road [PID 003-679-144, Lot 4, Block 1, Section 10, Esquimalt District, Plan 6277], **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve subject to Council considering requiring more green space because the project fits into the neighbourhood but seems to lack green space.**

Carried Graeme Dempster opposed

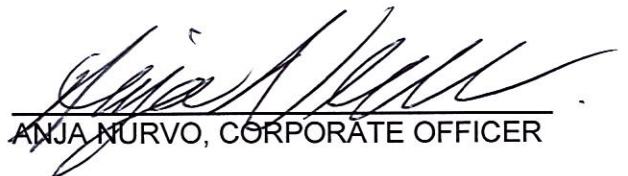
VI. ADJOURNMENT

The meeting adjourned 8:18 p.m.

CERTIFIED CORRECT



CHAIR, ADVISORY PLANNING COMMISSION
THIS 18th DAY OF JUNE 2019



ANJA NURVO, CORPORATE OFFICER