



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY PLANNING COMMISSION
MINUTES OF JUNE 18, 2019
COUNCIL CHAMBERS, MUNICIPAL HALL

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

STAFF: Bill Brown, Director of Development Services, Staff Liaison
Trevor Parkes, Senior Planner
Tricia deMacedo, Planner
Janany Nagulan, Planner
Pearl Barnard, Recording Secretary

COUNCIL LIAISON: Councillor Meagan Brame
Councillor Jacob Helliwell

I. CALL TO ORDER

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

II. LATE ITEMS

- 1) Pertaining to Agenda Item VI. STAFF REPORTS 4) Rezoning Application – 829 Admirals Road
 - Revised parking layout received June 17, 2019 - Number of parking stalls increased to 25
- 2) Add to Agenda Item VI. STAFF REPORTS as Item 6) Development Variance Permit Application - 614 Grenville Avenue
 - Staff Report for a parking variance

III. APPROVAL OF THE AGENDA

Moved by Marie Fidoe, seconded by Chris Munkacsi: That the agenda be approved as amended with the inclusion of the late items. **Carried Unanimously**

IV. ADOPTION OF MINUTES

Moved by Helen Edley seconded by Marie Fidoe: That the minutes of May 21, 2019, be adopted as circulated. **Carried Unanimously**

V. STAFF REPORTS

**1) REZONING APPLICATION
1072 Colville Road**

Mike Angrove declared a conflict of interest as he has a family member who lives next door. Mr. Angrove left the Council Chambers at 7:10 p.m.

RECOMMENDATION:

Moved by Graeme Dempster, seconded by Marie Fidoe: That the application for rezoning, authorizing one new duplex on the property in accordance with Site Plan prepared by

McIlvaney Riley Land Surveying Inc. stamped "Received May 10, 2019" and be consistent with architectural plans provided by Adapt Design stamped "Received April 17, 2019" for the proposed development to be located at 1072 Colville Road [PID 005-541-885, Lot 13, Block 12, Section 10, Esquimalt District, Plan 5241] **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve; as the setbacks and floor area ratio are reasonable and appropriate given the size of the property. The proposal is a good infill design and is consistent with the Official Community Plan. Carried Unanimously**

Denise Kors, Kors Development Services, provided an overview of the Rezoning Applications for 1072 Colville Road.

Commission comments and questions included (Staff and Applicant's response in italics):

- Will the existing homes be moved or demolished? *To be determined.*
- Appreciate the effort that was made to differentiate the two dwellings
- Like that it is a duplex project, low density and is maximizing the use of the property
- Good design will be a nice addition to the neighbourhood.
- Number of parking spaces was questioned. *Staff clarified the parking spaces behind the front face of the building are only considered in the total number of parking spaces.*
- Setbacks and floor area are reasonable and appropriate given the size of the property.

**2) REZONING APPLICATION
1076 Colville Road**

Denise Kors, Kors Development Services, provided an overview of the Rezoning Applications for 1076 Colville Road.

Commission comments and questions included (Staff and Applicant's response in italics):

- Will the existing homes be moved or demolished? *To be determined.*
- Appreciate the effort that was made to differentiate the two dwellings
- Like that it is a duplex project, low density and is maximizing the use of the property
- Good design will be a nice addition to the neighbourhood.
- Number of parking spaces was questioned. *Staff clarified the parking spaces behind the front face of the building are only considered in the total number of parking spaces.*
- Setbacks and floor area are reasonable and appropriate given the size of the property.

RECOMMENDATION:

Moved by Graeme Dempster, seconded by Helen Edley: That the application for rezoning, authorizing one new duplex on the property in accordance with Site Plan prepared by prepared by McIlvaney Riley Land Surveying Inc. stamped "Received May 10, 2019" and be consistent with architectural plans provided by Adapt Design stamped "Received April 17, 2019" for the proposed development to be located at 1076 Colville Road [PID 000-716-901, Lot 12 Block 12 Section 10 Esquimalt District Plan 5241] **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve; as the setbacks and floor area ratio are reasonable and appropriate given the size of the property. The proposal is a good infill design and is consistent with the Official Community Plan. Carried Unanimously**

Mike Angrove returned to Council Chambers at 7:30 p.m.

**3) REZONING APPLICATION
1048 Tillicum Road**

David Yamamoto, Zebra Design, provided an overview of Rezoning Application for 1048 Tillicum Road.

Commission comments and questions included (Staff and Applicant's response in italics):

- What is the Statutory Right of Way for? *Provides physical access to the municipal services for the houses on Gosper Crescent.*
- Concerns with the garage size. *Garages are 6.25m long x 2.9m wide. Any standard vehicle will fit.*
- Will the garages have rough in for electric vehicle charging? *Yes*
- Are there any standards or requirements for bioswale to ensure that they actual work and are functional for long term stormwater management. *Staff advised that stormwater requirements are not prescriptive within the Official Community Plan.*
- Concerns with left turns in and out of the development. *Staff asked the applicant to consider undertaking a traffic management review.*
- Concerns the windows on the south side of Building B overlook the neighbouring property to the south. *Yes, there are overlooks, could raise the window sills or make the windows smaller. A bedroom window is required.*
- The proposal is consistent with the pattern of redevelopment on the street
- The setbacks could be better addressed through design improvements
- Suggestion was that the patio doors on Building A that faces Tillicum Road appear more like front doors to the units
- Concerns with using natural gas as a heating source
- No crosswalks in the area

RECOMMENDATION:

Moved by Mike Angrove, seconded by Duncan Cavens: That the application for rezoning to authorize development of five (5) Townhouse Residential units as sited on the survey plan prepared by Glen Mitchel Land Surveying Inc. and incorporating the height and massing consistent with the architectural plans provided by Zebra Design, both stamped "Received May 9, 2019", detailing the development proposed to be located at 1048 Tillicum Road [Lot D, Section 10, Esquimalt District, Plan 11683], **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve; with the following conditions:**

1. Reconsideration of the design of windows on the south side of Building B to address overlook of neighbouring property to the south.
2. Reconsideration of the design of the patio doors on Building A that face Tillicum Road to appear more like front doors to the units
Reason – the proposed design is complimentary and consistent with the pattern of redevelopment on the street and the reduced setbacks could be better addressed through design improvements.

Moved by Graeme Dempster, seconded by Chris Munkacsi to amend the Main Motion to add the following two conditions:

3. Consideration be given to amending the site plan to provide access to the rear yard Statutory Right of Way
4. Consideration be given to addressing traffic management concerns particularly regarding the left turn for this proposed development. **Carried Unanimously**

The vote was called on the Main Motion as amended and declared. **Carried Unanimously**

**4) REZONING APPLICATION
829 Admirals Road**

Jasween Gujral and Akash Plaha, Joint Family Inc., provided an overview of the Rezoning Application for 829 Admirals Road.

Commission comments and questions included (Staff and Applicant's response in italics):

- Do you have your Provincial License yet? *No, getting municipal approval first. Staff advised that there is no advantage to apply for a license now, the first step is to get local government recommendation*
- Does Esquimalt have any regulations on how far apart the stores can be from each other? *Esquimalt has created a map with a 500 metre exclusion zone from schools.*
- Will edibles or oil be sold? *No, these products are not legal at this time.*
- Admirals Road is a busy road especially during rush hour. Access needs to be addressed.

RECOMMENDATION:

Moved by Mike Angrove, seconded by Chris Mukacsi: That the application for rezoning to allow for the operation of a Cannabis Sales Store at 829 Admirals Road, consistent with the site plan prepared by JE Anderson and Associates, stamped "Received May 6, 2019" **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission** to approve as the proposal meets the requirements of the Zoning Bylaw and the Business Licence Regulation Bylaw. **Carried Unanimously**

**5) REZONING APPLICATION
1314-1322 Esquimalt Road**

Marc Pinkoski, Misty Mountain Cannabis Inc., provided an overview of the Rezoning Application for 1314-1322 Esquimalt Road.

Commission comments and questions included (Staff and Applicant's response in italics):

- What were the concerns of the business owners next door? *There was concerns regarding odour and that people would be smoking inside. There will be no consumption in the store.*
- How loud will the business be? *We have already renovated the space to help address the transfer of noise between units.*
- Will there be security in place? *Everything has to be secure according to regulations there will also be video cameras, motion detectors and an alarm system.*
- Are there any plans to make a buffer between Cannabis stores? *Staff advised that Council has chosen with the advice of staff to use the rezoning process exclusively, so every site is done on its own merits.*
- Is the rezoning granted for the applicant or location? *Staff advised that zoning is with the land. The CD Zone would specify 66 metres square is the maximum extent for a cannabis retail store at this location.*
- Are the hours of operation regulated through the zoning bylaw? *Staff advised the hours of operation are regulated through the Business Bylaw, which states that Cannabis retail stores are limited to 9am to 6pm, to stay open until 8pm an amendment would be required to the Business Bylaw.*
- Fine with the parking relaxation, high walking score, close to transit
- Great location, having it open later will help add vibrancy to the street
- Will increase traffic in that area, hope people walk or bike

RECOMMENDATION:

Moved by Duncan Cavens, seconded by Helen Edley: That the application for rezoning to allow for the operation of a Cannabis Sales Store at 1318A Esquimalt Rd., consistent with the site plan prepared by EDDA Creative, stamped "Received June 7, 2019" **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission** to approve as the proposal meets the land use requirements and is a good location. **Carried** (Graeme Dempster opposed)

**6) DEVELOPMENT VARIANCE PERMIT APPLICATION
614 Grenville Avenue**

Paul Silletta, Applicant/Owner, provided an overview of the Development Variance Permit Application for 614 Grenville Avenue.

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

- The parking lot is rarely full
- Consider a patio on the street frontage, would be great to have more activity and attract people to the front as well. *Would be great to have a patio out front, unfortunately, it would eliminate two more parking spot. If parking could be reduced, it could be considered.*
- If a patio was created out front would the reduced parking be an issue? *Will look at it, could be tight. Needs access for a cube truck to exit the property.*
- *Is there any parking in back? There were originally two spots. You could get a car in there but you would never back it up.*

RECOMMENDATION:

Moved by Duncan Cavens, seconded by Fil Ferri: That the application for a Development Variance Permit, permitting the reduction of required parking as illustrated on the "Proposed Parking Plan" prepared by Steller Architectural Consulting and stamped "Received June 17, 2019" and to include the following variances to the Parking Bylaw, 1992, No. 2011 as amended for the property located at 614 Grenville Avenue [PID 000-756-962] [Lot 221, Suburban Lot 42, Esquimalt District, Plan 2854, excepting that part lying north of the southerly boundary of Lot A, Plan 19331] **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission** to approve, as it has no impact on the neighbourhood. Note: The APC encourages the applicant to also explore the option of having a patio in the front by removing two additional parking stalls.

Parking Bylaw, 1992, No. 2011, Section 13 (1) Minimum Number of Parking Spaces reduced from 23 to 12 (i.e. a reduction of 11 Parking Spaces). Carried Unanimously

VI. ADJOURNMENT

The meeting adjourned 9:30 p.m.

CERTIFIED CORRECT



CHAIR, ADVISORY PLANNING COMMISSION
THIS 16th DAY OF JULY 2019



CORPORATE OFFICER