



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY PLANNING COMMISSION
MINUTES OF JULY 16, 2019
COUNCIL CHAMBERS, MUNICIPAL HALL

PRESENT:	Graeme Dempster Fil Ferri Michael Angrove	Helen Edley Chris Munkacsi Duncan Cavens
ABSENT:	Marie Fidoe	
STAFF:	Bill Brown, Director of Development Services, Staff Liaison Tricia deMacedo, Planner Janany Nagulan, Planner	
COUNCIL LIAISON:	Councillor Meagan Brame Councillor Jacob Helliwell (regrets)	

I. CALL TO ORDER

Graeme Dempster, Chair, called the Advisory Planning Commission meeting to order at 7:01 p.m.

II. LATE ITEMS

There were no late items

III. APPROVAL OF THE AGENDA

Moved by Michael Angrove, seconded by Chris Munkacsi: That the agenda be approved as circulated. **Carried Unanimously**

IV. ADOPTION OF MINUTES

Moved by Helen Edley seconded by Chris Munkacsi: That the minutes of June 18, 2019, be adopted as circulated. **Carried Unanimously**

V. STAFF REPORTS

**1) REZONING APPLICATION
524 Admirals Road**

Tricia deMacedo, Planner, provided a general overview of the application including zoning, OCP designation, and parking and responded to questions from Council.

Mary Anne Emmott, Alternative Aromatics Ltd., provided details of rezoning application for 524 Admirals Road. She suggested the new business would enhance walkability in the community and business growth in the area. The applicant intends to remove a storage locker behind the building allowing for up to three additional parking spaces and install a bicycle rack at the front of the building.

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

Questions for the Applicant:

- Have you had any conversations with the operators of the Rainbow Kitchen? *A brief discussion that did not relate directly to the application.*

- Have you spoken to the business neighbours that are already there on Admirals? *The one business next to me is my landlord and members of the United Church and the day care gave it a stamp of approval.*
- What were the thoughts from the liquor store owner? *He did not say anything negative.*
- How will you differentiate your store from the other cannabis stores? *There is a limited list of product that we can buy from the province therefore there will not be a lot of difference.*

Questions for Staff:

- What is the status of the other two applications? *The one at 829 Admirals has first and second reading. The one at 1314 Esquimalt Road was withdrawn from Monday's agenda in order to allow the applicant to reassess the space requirements for the Cannabis Store. It will likely be presented to Council after the summer break.*
- How far is this from areas frequented by children? *It is beyond the 500 m exclusion zone from schools.*
- How about the Sunday school at the United Church? *The Business Bylaw only pertains to schools.*
- Does the provincial licencing have limiting distances? *No*
- If Council approves the rezoning application there is no guarantee that they will get a licence, alternatively if Council denies the rezoning application they will *not* get licence from the Province.

APC Discussion:

- Victoria has a 400 m separation distance between stores.
- Some members have concerns regarding proximity between other potential Cannabis stores.
- Some members support the free market approach.
- Cannabis stores are very regulated.
- For a small community we only have so much space.
- Concerns with proximity to the church and Rainbow kitchen.
- Concerns with fit for the neighbourhood.
- Concerns with proximity to other cannabis stores; however, legislation will help regulate.

RECOMMENDATION:

Moved by Duncan Cavens, seconded by Michael Angrove: That the application for rezoning to allow for the operation of a Cannabis Sales Store, consistent with the BC Land Surveyor's certificate prepared by Glen Mitchell, BCLS, stamped "Received June 3, 2019" and the Proposed Parking Reconfiguration for 522 (524) Admirals Road stamped "Received June 3, 2019" be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve; subject to Council having a discussion around the issue of having too many cannabis stores in close proximity to each other, as the application on its own merits meets the policy but needs consideration of the larger context. **Defeated.**

Moved by Helen Edley and seconded by Graeme Dempster: That the application for rezoning to allow for the operation of a Cannabis Sales Store, consistent with the BC Land Surveyor's certificate prepared by Glen Mitchell, BCLS, stamped "Received June 3, 2019" and the Proposed Parking Reconfiguration for 522 (524) Admirals Road stamped "Received June 3, 2019" be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to deny the application because the location of the building is not appropriate for this business. **Carried** (2 opposed Duncan Cavens and Mike Angrove)

2) ZONING TEXT AMENDMENT
1182 Colville Road – Unit 15

Janany Nagulan, Planner, provided the APC with an overview of the application.

Heather Boulding, Owner, in attendance by phone, had no additional comments to provide regarding the Zoning Text Amendment Application for 15-1182 Colville Road and requested that the Advisory Planning Commission proceed straight to questions.

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

- Will you keep the upstairs residential? *Yes, however, when the residents upstairs no longer have to be there we would like to future proof the property by allowing the upstairs to be used for teaching. For example, the three bedrooms could be used as three private teaching rooms and the early child music program could use the common space. We have no immediate need to use the upstairs.*
- How does the parking work? *We have two on-site parking stalls; one is used by the teacher. For the daycare all teachers bike to work. The preschool is drop off and pick up. In terms of the music teaching it is all predominantly private teaching. Most children under 10 are accompanied by a parent. For early childhood music classes the average class size is 6. We have never had a complaint about parking from our neighbours.*
- How many on street parking stalls are there? *There are two time limited stalls. All of the street-parking is up for grabs.*
- Suggested the street parking is seldom used except for the evenings and weekends.
- Requested staff clarify the upstairs would have the option of being either commercial or residential in the future. *Staff confirmed this.*

RECOMMENDATION:

Moved by Chris Munkacsi seconded by Helen Edley: That the application for a Zoning Text Amendment, authorizing the additional use of “Group Children’s Day Care Centre” to the existing commercial unit and authorizing that commercial uses be extended to the existing residential unit allowing for one combined residential/commercial dwelling or one commercial unit at 1182 Colville Road – Unit 15 [PID 026-875-683, Strata Lot 15, Section 10, Esquimalt District Strata Plan VIS6147 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V], **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve; as** it would be positive for the neighbourhood. **Carried Unanimously**

VI. ADJOURNMENT

The meeting adjourned 7:43 p.m.

CERTIFIED CORRECT

CHAIR, ADVISORY PLANNING COMMISSION
THIS 20th DAY OF AUGUST 2019

CORPORATE OFFICER