



**CORPORATION OF THE
TOWNSHIP OF ESQUIMALT
Minutes**

Municipal Hall
1229 Esquimalt Road
Esquimalt, B.C. V9A 3P1

Advisory Planning Commission

Tuesday, March 23, 2021

7:00 PM

Esquimalt Council Chambers

1. CALL TO ORDER

2. LATE ITEMS

3. APPROVAL OF THE AGENDA

Moved by Member Cavens, seconded by Member Fidoe: That the agenda be approved as amended with the inclusion of the late item. Carried Unanimously.

4. MINUTES

- 1) Minutes of the Advisory Planning Commission Meeting, February 16, 2021

Moved by Chair Dempster, seconded by Vice Chair Angrove: That the minutes of the Advisory Planning Commission, February 16, 2021 be adopted as circulated. Carried Unanimously.

5. STAFF REPORTS

- 1) Rezoning Application - 1131 Wychbury Avenue [PID: 005-910-951, Lot 12, Block 1, Section 11, Esquimalt District, Plan 5725]; Staff Report No. APC-21-010

Moved by Chair Dempster, seconded by Member Fidoe: That the Esquimalt Advisory Planning Commission (APC) recommends that the application for rezoning, which would facilitate the future subdivision of 1131 Wychbury Avenue [PID: 005-910-951, Lot 12, Block 1, Section 11, Esquimalt District, Plan 5725], and the construction of an additional house to the south of the existing dwelling, as sited in accordance with the BCLS Site Plan prepared by Explorer Land Surveying Inc., stamped "Received March 1, 2021", and incorporating the height and massing consistent with the architectural plans prepared by Zebra Design, stamped "Received February 25, 2021" be forwarded to Council with a recommendation to approve based on the following rationale:

- * Application is entirely in context with the neighbourhood
- * Nice design elements
- * Good infill. Carried Unanimously.

- 2) Official Community Plan Amendment and Rezoning Application - 819, 821,823 Esquimalt Road, Staff Report No. APC-21-011

Moved by Chair Dempster, seconded by Member Munkacsi: That the

Esquimalt Advisory Planning Commission (APC) recommends the project be forwarded to Council with a recommendation for approval with the following conditions:

- * Applicant to consider reducing the massing to make this project a landmark building at the gateway into Esquimalt
- * Consideration for additional commercial space
- * Requirement for a housing agreement for the lower cost seniors housing system as proposed. Defeated.

Moved by Vice Chair Angrove, seconded by Member Cavens: That the Advisory Planning Commission [APC] recommends that the application for an Official Community Plan amendment to change the 'Proposed Land Use Designations' map by changing the designation applied to the subject properties from 'Neighbourhood Commercial Mixed-Use' to Commercial/ Commercial Mixed-Use and change the "Development Permit Areas' map by changing the applicable Development Permit Area for the subject properties from 'Multi-Family Residential' to 'Commercial'; and the associated Zoning amendment to authorize development of ninety-two (92) seniors multi-family residential units and one commercial unit as sited on the survey plan prepared by J.E. Anderson and Associates Surveyors - Engineers, stamped "Received March 1, 2021", and incorporating the height and massing consistent with the architectural plans provided by Zeidler Architecture, stamped "Received March 1, 2021", detailing the development proposed to be located at 819 Esquimalt Road [PID 009-205-292; Lot 20, Section 11, Esquimalt District, Plan VIP265]; 821 Esquimalt Road [PID 009-205-276; Lot 19, Section 11, Esquimalt District, Plan VIP265]; and 823 Esquimalt Road [PID 006-854-940; Lot 18, Section 11, Esquimalt District, Plan VIP265], be forwarded to Council with a recommendation to deny the application based on the following rationale:

- * The overall height and massing is not fitting with the existing context and the OCP policies. Carried.

3) Development Variance Permit Application – 836 Viewfield Road
Staff Report No.: APC-21-009

Moved by Chair Dempster, seconded by Vice Chair Angrove: That the Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Variance Permit authorizing an increase to the size of a liquor lounge at a beverage manufacturing location in the Light Industrial zone, consistent with the architectural plans provided by Finlayson Bonet Architecture Ltd., all stamped "Received February 17, 2021" and including the following variance for the property located at 836 Viewfield Road [PID 003-882-497; Amended Lot 5 (DD 238951I), Section 11, Esquimalt District, Plan 808], be forwarded to Council with a recommendation to approve based on the following rationale:

Vary Zoning Bylaw 1992, No. 2050 Section 53 (3)(b) Floor Area - Liquor Lounge: An increase to the permitted floor area for a Liquor Lounge from 60 square metres to 160 square metres, for a variance of 100 square metres

* The APC has previously reviewed the application and forwarded their recommendation to approve to Council

* The variance has no negative impacts on the usage or on the adjacent landlords

* Economic Development is positive for the Township. Carried Unanimously.

6. OTHER BUSINESS

1) 2019 - 2023 Strategic Priorities

7. ADJOURNMENT