



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes

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

APC Design Review Committee

Wednesday, March 10, 2021

2:30 PM

Esquimalt Council Chambers

1. CALL TO ORDER

2. LATE ITEMS

3. APPROVAL OF THE AGENDA

Moved by Member Windjack, seconded by Member Balderston: That the agenda be approved as circulated. Carried Unanimously.

4. STAFF REPORTS

- 1) Official Community Plan Amendment and Rezoning Application - 819, 821,823 Esquimalt Road, Staff Report No. DRC-21-004

Moved by Member Verhulst, seconded by Member Windjack: That the Esquimalt Design Review Committee [DRC] 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 reject the application based on the following rationale:

- * The application has not met the current OCP requirements
- * The DRC strongly supports the current OCP requirements and would not look to change it unless justifiable reasons were presented
- * The applicant has not presented strong enough reasons for an OCP amendment. Carried Unanimously.

- 2) Development Permit Application - 874 Fleming Street, Staff Report DRC-21-005

Moved by Member Verhulst, seconded by Member Balderston: That the Esquimalt Design Review Committee [DRC] recommends to Council that the application for a Development Permit authorizing the form and character of the proposed development of a 21 metre [6 storey], 137 unit, affordable rental, multiple family residential, building consistent with the architectural plans provided by Low Hammond Rowe Architects, the landscape plan provided by LADR Landscape Architects and sited in accordance with the site plan provided by Powell and Associates BC Land Surveyors, all stamped "Received December 18, 2020", to be located at 874 Fleming Street [PID 002-900-246, Lot B, Section 10, Esquimalt District, Plan 25267], be forwarded to Council with a recommendation to approve the application based on the following rationale:

* The project provides much needed affordable housing in an energy efficient building and is in general conformity to the design guidelines set forth by the Township of Esquimalt. Carried Unanimously.

5. OTHER BUSINESS

- 1) 2019 - 2023 Strategic Priorities

6. ADJOURNMENT