



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY PLANNING COMMISSION  
MINUTES OF OCTOBER 15, 2019  
COUNCIL CHAMBERS, MUNICIPAL HALL

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<b>PRESENT:</b>	Graeme Dempster Fil Ferri Michael Angrove	Chris Munkacsi Marie Fidoe Duncan Cavens
<b>ABSENT:</b>	Helen Edley	
<b>STAFF:</b>	Bill Brown, Director of Development Services, Staff Liaison Alex Tang, Planner Pearl Barnard, Recording Secretary	

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**I. CALL TO ORDER**

Graeme Dempster, Chair, called the Advisory Planning Commission meeting to order at 7:00 p.m.

**II. LATE ITEMS**

There were no late items.

**III. APPROVAL OF THE AGENDA**

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

**IV. ADOPTION OF MINUTES**

Moved by Fil Ferri seconded by Marie Fidoe: That the minutes of August 20, 2019, be adopted as circulated. **Carried Unanimously**

**V. STAFF REPORTS**

**1) Temporary Use Permit  
624 Admirals Road**

Bill Brown, Director of Development Services provided an overview of the Temporary Use Permit Application for 624 Admirals Road.

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

- Is the property owned by the developer? *No, they are leasing it.*
- Have there been any complaints from the neighbours? *A notice will be sent to owners and occupants within 100 metres of the subject property.*

**RECOMMENDATION:**

Moved by Marie Fidoe, seconded by Chris Munkacsi: That the Esquimalt Advisory Planning Commission recommends to Council that the application for a Temporary Use Permit authorizing the site at 624 Admirals Road [PID: 006-463-312; Lot 154, Esquimalt District Plan VIP2854 Suburban Lot 43] to be temporarily used as a 'Construction Laydown Site', be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve as it is a reasonable use of the property for the duration of the construction project.  
**Carried Unanimously**

2) OCP Amendment & Rezoning Application  
515 Admirals Road  
533 Admirals Road

Bernard Dumas, owner, was in attendance to answer questions regarding the OCP Amendment & Rezoning Application for 515 & 533 Admirals Road.

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

- Where does the demand for parking come from? *Parking was desired by the applicant for the clientele and staff.*
- Parking was discussed. Members had concerns with the amount of surface parking. *If there is not enough parking could lose customers.*
- A house will be taken down to create a parking lot.
- Does Esquimalt have guidelines regarding distances between driveways? *Staff does not believe so.*
- Why not a CD zone? *Not required as both parcels will be developed as a C-6 zone*

**RECOMMENDATION:**

Moved by Graeme Dempster seconded by Mike Angrove: That the Esquimalt Advisory Planning Commission recommends that the rezoning application for a change of zoning from RM-2 to C-6 at 515 Admirals Road [PID 006-387-519 Lot 190, Suburban Lot 39, Esquimalt District, Plan 2854] and the Official Community Plan amendment for a change in Development Permit Area from 'Multi-Family Residential' to 'Commercial' at 515 Admirals Road [PID 006-387-519 Lot 190, Suburban Lot 39, Esquimalt District, Plan 2854] and 533 Admirals Road [PID 017-031-044 Lot 1, Suburban Lots 39 and 40, Esquimalt District, Plan VIP51816] be forwarded to Council with a recommendation to approve, with consideration given to a possible reduction of the surface parking, as it is an extension of the existing zone and will facilitate expansion and construction of the pub. **Carried Unanimously**

VI. ADJOURNMENT

The meeting adjourned 7:35 p.m.

CERTIFIED CORRECT



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CHAIR, ADVISORY PLANNING COMMISSION  
THIS 17<sup>th</sup> DAY OF DECEMBER 2019

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CORPORATE OFFICER