

To Whom it May Concern

Re 1209 Lyall St Rezoning Application, Please note I have the following concerns.

Liquor Outlets

Within two blocks of 1209 Lyall St there are three Liquor outlets, Liquor Express 1153 Esquimalt Road (esquimalt plaza), Tudor House Liquor Store 533 Admirals Road and Saxe Point Public House 505 Park Place #101. There is an abundance of Liquor outlets

Parking

Parking for 1209 Lyall St is on the south side of Lyall St and is zoned Residential Parking Only. There is extremely limited parking in the 1200 block of Lyall St on either side and adding an in person tasting venue to 1209 Lyall St would complicate parking. As "residential parking only bylaw" allows residents and their guests to park adjacent to the residence this will restrict the limited parking on an ongoing basis for other residents for the sole benefit of only 1209 Lyall St

Noise

1207 Lyall St, was built in 1912 and 1209 Lyall St was built in 1908. The two residences are separated by a distance of eleven feet eight inches. There is limited insulation in the two properties and noise travels between residences. Right now there is increased noise and smell from the brewing operations that I can smell and hear in my backyard. Allowing a tasting room would increase this noise on an ongoing permanent basis. The current noise from the backyard would now expand to the front and side of 1209 Lyall St. I have lived at my residence of 1207 Lyall St for twenty six years and I am acutely aware of how sound travels around my property. Allowing this rezoning application to allow a tasting room would negatively interfere with the quiet enjoyment of my property.

Tasting Room

The application for a tasting room includes ten seats, a bathroom and "Growler Refills" as stated by the applicants architectural drawings.. The smallest growler refill I can find is 32 ounces. Noting that the applicants won't be giving away free alcohol I wonder if the applicants may plan to sell liquor. Whenever I go to a tasting venue it takes less than a minute and usually there are no seats.

Property Value



Property values such as mine being right next door may be negatively affected as the pool for buyers may be reduced as not everyone would want to live right next door to a commercial brewing operation that is open to the public in a residential area.

Yours truly

A black rectangular redaction box covering the signature of Pat Mothersill.

Pat Mothersill 1207 Lyall St Victoria BC

A black rectangular redaction box covering the contact information of Pat Mothersill.

From: Bill Brown
Sent: October-21-24 4:18 PM
To: Reanne Wusaty-Phillips
Cc: James Davison
Subject: FW: Tasting room

Hi Reanne,

Can you please put a copy of this e-mail in the Tempest file and folder for RZ000123

Thanks.

Bill

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: 1-250-414-7146

| [www.esquimalt.ca] <<https://www.esquimalt.ca>> This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

-----Original Message-----

From: Jonah Ross <Jonah.Ross@esquimalt.ca>
Sent: October-21-24 2:39 PM
To: Dan Horan <Dan.Horan@esquimalt.ca>; Bill Brown <bill.brown@esquimalt.ca>
Subject: FW: Tasting room

Copy of correspondence forwarded to:
Council & CAO
Bill, Director of Development Services - For Action

Jonah Ross, (He/Him)
Corporate Services Assistant
Lekwungen Territory
Township of Esquimalt | Corporate Services
Tel: 1-250-414-7153 | [www.esquimalt.ca] <<https://www.esquimalt.ca/>> Honoured & privileged to work on the ləkʷəŋən traditional territory and respectfully acknowledge the people of the Songhees and Esquimalt Nations. Nətsəmat (We are all One) həyšxʷqə.
This message is intended only for the designated recipients and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended

recipient or acting on their behalf, please notify the sender immediately and delete this e-mail from your system. Please consider the environment before printing this email.

-----Original Message-----

From:

Sent: October-20-24 5:42 PM

To: Corporate Services <Corporate.Services@esquimalt.ca>

Subject: [Spam] Tasting room

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I live at 472 Constance Ave. I'm just walking by the sign on Lyle saying that there will be a tasting room. I am very supportive of this. We are experiencing a lot of development in the neighbourhood the majority of which is commercial. This small mom and Pop style business is very welcome. I do not think that a small tasting room will be disruptive in anyway. I for one I'm looking forward to it.

Sent from my iPhone

October 12, 2024

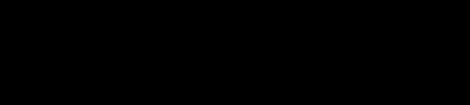
To Alayna Briemon and Daniel van Netten

1209 Lyall Street

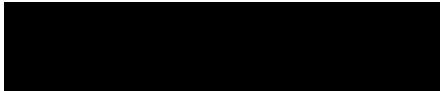
We are unable to attend your community meeting on October 21, 2024 due to travel plans.

We support the application for rezoning to include a small tasting room at Howl Brewing
1209 Lyall Street and wish you the best in your endeavour.

Pam Butterfield



Eric Stinson



TO: ESQUIMALT MUNICIPAL COUNCIL

FROM: KAREN AND RICHARD RENNIE
801 INTERVALE AVENUE

DATE: 15 NOVEMBER 2022

RE: ZONING BYLAW, 1992, NO. 2050, AMENDMENT
BYLAW, 2022, NO. 3082

1. We are resident owners of an RS-6 zoned property in Esquimalt.
2. We object to this proposed rezoning for the following reasons:
 - The new RS-6 zoning is **residential** although two families are permitted;
 - This proposal generates a physical product which must be consumed on the premises or transported to another location for sale. In any event there are deliveries of supplies, patrons (?) and traffic generated by the sale of the product to retail or wholesale sources. This is considerably different than a home business based on service where a client/patron is dealt with one-on-one;
 - If this zoning change is permitted, does this mean that RS-6 zoned properties can have 1) an owner resident; 2) a home-based business; and 3) a legal suite or DADU?
 - How do you define “secondary use” to the residential property? What are your data points? What happens if the “business” becomes successful and it evolves into “the primary use” (with expanded hours, increased traffic, noise, odour, etc.)?
 - Signage. There should be no signage allowed for home-based businesses in residential areas, regardless of the type of business (eg. brewery, day care, spa, lawyer, etc). No signage: period.
3. We are opposed to this zoning amendment for properties zoned RS-6. An incongruous and unfortunate precedent would be set, even though Council would make it clear that this amendment is “site specific”.

Karen & Richard Rennie

Todd Doherty
961 Pembroke St.
Victoria, BC, V8T 1J1

January 9 2025

Re: Rezoning & OCP amendment to allow for small brewery tasting room at 1209 Lyall St

Mayor and Council,

I very much seek out opportunities to support local small business in our communities and in this case I am writing you to express my particular interest and support for a Rezoning Application seeking allowance for a new small brewery tasting room at 1209 Lyall St., the home of an intentionally tiny nano-brewery named Howl Brewing.

Howl recently moved their operation from North Saanich to Esquimalt and have been in business successfully for 7+ years, carving out a unique and popular niche in the Greater Victoria brewing market, a market that has become renowned throughout BC, across Canada and indeed other countries around the world for the quality of the product and comradery among the brewers. Howl uses only local ingredients when available and are continually experimenting with ancient recipes and methods long forgotten by mainstream modern brewers.

Howl is ideally situated within one block of Esquimalt's major office, retail and recreation districts and is on a major bus route.

While I am not currently a resident of Esquimalt, I am a life long, 61 year, resident of Greater Victoria and, as such, I am aware Esquimalt has struggled in the past to gain traction at improving the image of its commercial core, with those who do not live in the immediate area. Recently that image has begun to improve and I believe the slow influx of local small businesses like Howl are a contributing and strengthening part of this community and local economy.

1209 Lyall St. has historical significance as a traditional family run retail business location dating back to 1909. The new 10 person tasting room would allow them to restore that tradition of retail operations and help secure their future with a greater presence to attract new local and non-local customers, as well as providing their current loyal customers, like me, a much needed location to come see what's new on offering.

I hope you will see fit to welcome Howl Brewing into its next phase of growth and security in Esquimalt by approving this rezoning application.

Thank you,

Todd Doherty

From: Jonah Ross <Jonah.Ross@esquimalt.ca>
Sent: March-17-25 3:06 PM
To: Bill Brown; Dan Horan
Subject: FW: Support for Howl Brewing's Application

Copy of correspondence forwarded to:
Bill, Director of Development Services
CAO

Jonah Ross, (He/Him)
Corporate Services Assistant
Township of Esquimalt | Corporate Services
Tel: [1-250-414-7153](tel:1-250-414-7153) | www.esquimalt.ca

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From: Jeremy Loveday <loveday.jeremy@gmail.com>
Sent: March-16-25 12:10 PM
To: Council <Council@esquimalt.ca>
Cc: [REDACTED]
Subject: Support for Howl Brewing's Application

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I hope you are doing well. I am writing to express my full support for Howl Brewing's application to open a small tasting lounge on Lyall Street. Esquimalt is a wonderful place to live, and our vibrant local businesses significantly contribute to its vibrancy and charm. My family and I live just a few blocks away, and having another excellent local business within walking distance would be a delightful addition to our neighborhood.

From a land use perspective, I believe that this business will blend harmoniously with the surroundings. The building has a history of commercial use and appears to have been designed with such purposes in mind. The tasting lounge would uniquely animate this space.

Thank you sincerely for your service to our community and for considering this letter of support.

Wishing you all the best,

Jeremy Loveday

FW: Endorsement of Howl Brewing Application

From Bill Brown <bill.brown@esquimalt.ca>
Date Tue 2025-03-04 8:48 AM
To James Davison <James.Davison@esquimalt.ca>

Hi James,

Please add to your next Council report on this matter.

Thanks.

Bill

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: [1-250-414-7146](tel:1-250-414-7146) | www.esquimalt.ca

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From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: March-03-25 2:33 PM
To: Bill Brown <bill.brown@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>
Subject: FW: Endorsement of Howl Brewing Application

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:250-414-7118) | www.esquimalt.ca

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From: John S. Marczyk jr [REDACTED]
Sent: February-28-25 5:25 PM
To: Council <Council@esquimalt.ca>
Subject: Endorsement of Howl Brewing Application

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I gully endorse Howl Brewing and their application to open a tasting room in their new Esquimalt location.

Thank you.

John S. Marczyk

FW: Howl Brewing tasting room application

From Bill Brown <bill.brown@esquimalt.ca>
Date Tue 2025-03-04 8:47 AM
To James Davison <James.Davison@esquimalt.ca>

Hi James,

Please add to your next Council report on this matter.

Thanks.

Bill

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: [1-250-414-7146](tel:1-250-414-7146) | www.esquimalt.ca

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From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: March-03-25 2:24 PM
To: Bill Brown <bill.brown@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>
Subject: FW: Howl Brewing tasting room application

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:250-414-7118) | www.esquimalt.ca

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From: Mia Williamson [REDACTED]
Sent: February-28-25 7:47 PM
To: Council <Council@esquimalt.ca>
Subject: Howl Brewing tasting room application

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Esquimalt Town Council,

I'm writing in support of Howl Brewing and their application to open a tasting room in Esquimalt on Lyall Street. I live nearby and would love to see a Howl tasting room. Looking forward to hearing that the application is approved!

Regards,

Mia Williamson
485 Foster Street

FW: Tasting room

From Bill Brown <bill.brown@esquimalt.ca>
Date Tue 2025-03-04 8:47 AM
To James Davison <James.Davison@esquimalt.ca>

Hi James,

Please add to your next Council report on this matter.

Thanks.

Bill

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: 1-250-414-7146
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-----Original Message-----

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: March-03-25 2:12 PM
To: Bill Brown <bill.brown@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>
Subject: FW: Tasting room

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

-----Original Message-----

From: David Peach [REDACTED]
Sent: March-01-25 11:32 AM
To: Council <Council@esquimalt.ca>
Subject: Tasting room

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I fully support Dan's concept of creating a tasting room in his home which would really be a logical step when you consider the small brewing operation is already there.

David P.

Sent from my iPad

FW: Endorsement for tasting room application for Dan Van Netten of Howl Brewing

From Bill Brown <bill.brown@esquimalt.ca>
Date Tue 2025-03-04 8:46 AM
To James Davison <James.Davison@esquimalt.ca>

Hi James,

Please add to your next Council report on this matter.

Thanks.

Bill

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: [1-250-414-7146](tel:1-250-414-7146) | www.esquimalt.ca

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From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: March-03-25 2:10 PM
To: Bill Brown <bill.brown@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>
Subject: FW: Endorsement for tasting room application for Dan Van Netten of Howl Brewing

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:2504147118) | www.esquimalt.ca

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From: bruce.norman.smith [REDACTED]
Sent: March-01-25 12:16 PM
To: Council <Council@esquimalt.ca>
Subject: Endorsement for tasting room application for Dan Van Netten of Howl Brewing

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I would like to endorse Mr. Daniel Van Netten and Howl Brewing in their application to open a tasting room in the municipality your government serves.

I was a customer of Dan, Alayna, and Howl Brewing when their brewery and tasting room was located in North Saanich from 2018 to 2024. Dan, Alayna, and crew created a positive and vibrant community experience when they were in our neighbourhood. I especially loved how they incorporated art and history into their business, and enjoyed hearing Dan talk about how his Dutch ancestry inspired his culinary creations. I also enjoy hearing Dan talk about the early days of the [craft brewing movement in BC](#), based on his long relationship with Spinnakers Brewpub. Howl Brewing is greatly missed in Sidney / North Saanich. They are a perfect example of a local 'made in BC' craft business should be. The Township of Esquimalt would be lucky to host a business like Howl Brewing.

Sincerely,
Mr. [Bruce N. Smith](#)
Sidney, B.C.

P.S. Copies of links in text above: <https://www.britishcolumbia.ca/news-stories/b-c-craft-beer-is-pitcher-perfect/> ; <https://ca.linkedin.com/in/brucenormansmith>

FW: Howl Tasting room

From Bill Brown <bill.brown@esquimalt.ca>
Date Tue 2025-03-04 8:45 AM
To James Davison <James.Davison@esquimalt.ca>

Hi James,

Please add to you Council report on this matter.

Thanks.

Bill

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: [1-250-414-7146](tel:1-250-414-7146) | www.esquimalt.ca

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From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: March-03-25 2:08 PM
To: Bill Brown <bill.brown@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>
Subject: FW: Howl Tasting room

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:250-414-7118) | www.esquimalt.ca

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From: Bill DEXTER [REDACTED]
Sent: March-01-25 1:54 PM

To: Council <Council@esquimalt.ca>

Subject: Howl Tasting room

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Great idea. We can walk there!
Cheers Bill and Barbara

FW: Tasting Room Application by Howl Brewing

From Bill Brown <bill.brown@esquimalt.ca>
Date Tue 2025-03-04 8:42 AM
To James Davison <James.Davison@esquimalt.ca>

Hi James,

Please add to your Council staff report on this matter.

Thanks.

Bill

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: [1-250-414-7146](tel:1-250-414-7146) | www.esquimalt.ca

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From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: March-03-25 1:58 PM
To: Bill Brown <bill.brown@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>
Subject: FW: Tasting Room Application by Howl Brewing

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:2504147118) | www.esquimalt.ca

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From: Paul McGroarty [REDACTED]
Sent: March-02-25 12:04 PM

To: Council <Council@esquimalt.ca>

Subject: Tasting Room Application by Howl Brewing

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I support the application for a taproom by Howl Brewing, a great but small Craft brewery in Esquimalt. I am familiar with Dan and Howl Brewing though many con-sessions at many events in Esquimalt and in the Victoria area, where they have served their beers as well as having a tap at the Eagles Club in Esquimalt where I have volunteered as bartender for more than five years. Please allow Howl Brewing to operate a taproom wherever it can be located. Thank you.
Paul McGroarty [REDACTED]

FW: Howl Brewing Application

From Bill Brown <bill.brown@esquimalt.ca>
Date Tue 2025-03-04 8:41 AM
To James Davison <James.Davison@esquimalt.ca>

Hi James,

Please add to your Council report on this matter.

Thanks.

Bill

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: [1-250-414-7146](tel:1-250-414-7146) | www.esquimalt.ca

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From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: March-03-25 1:56 PM
To: Bill Brown <bill.brown@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>
Subject: FW: Howl Brewing Application

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:2504147118) | www.esquimalt.ca

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From: John Rowling [REDACTED]
Sent: March-02-25 12:40 PM

To: Council <Council@esquimalt.ca>

Subject: Howl Brewing Application

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the members of Esquimalt Council:

I strongly recommend that you grant Danny Van Netten and Howl Brewing their application for a tasting room at their Esquimalt location. This brewery is renowned through the Victoria area for innovation in brewing and the recent move to Esquimalt is a feather in the cap of your community. The tasting room at their previous location was rather remote and the new location brings them much closer to their loyal customers.

Signed John Rowling

Former Director of the Great Canadian Beer Festival

Please note my new address:



FW: Howl Brewing

From Bill Brown <bill.brown@esquimalt.ca>
Date Tue 2025-03-04 8:40 AM
To James Davison <James.Davison@esquimalt.ca>

Hi James,

Please add to your Council staff report on this matter.

Thanks.

Bill

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: [1-250-414-7146](tel:1-250-414-7146) | www.esquimalt.ca

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From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: March-03-25 1:49 PM
To: Bill Brown <bill.brown@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>
Subject: FW: Howl Brewing

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
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From: [REDACTED]
Sent: March-03-25 9:00 AM

To: Council <Council@esquimalt.ca>

Subject: Howl Brewing

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dan & Howl are an outstanding local & community focused business.

Please allow him to operate a small tasting & growler fill on his property.

Thank you,

Nathan Nott
727 Pine St, Victoria, BC V9A 2Z9

FW: Letter of Support for 1209 Lyall St/ Lot 5, Section 11, Esquimalt District, Plan 946, PID 004-774-701

From Bill Brown <bill.brown@esquimalt.ca>
Date Wed 2025-02-26 2:30 PM
To James Davison <James.Davison@esquimalt.ca>

Hi James,

Please add to the staff report that introduces the bylaw to Council.

Thanks.

Bill

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: [1-250-414-7146](tel:1-250-414-7146) | www.esquimalt.ca

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From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: February-26-25 1:25 PM
To: Bill Brown <bill.brown@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>
Subject: FW: Letter of Support for 1209 Lyall St/ Lot 5, Section 11, Esquimalt District, Plan 946, PID 004-774-701

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:250-414-7118) | www.esquimalt.ca

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From: Renske van der Linden [REDACTED]
Sent: February-25-25 2:59 PM
To: Council <Council@esquimalt.ca>
Subject: Letter of Support for 1209 Lyall St/ Lot 5, Section 11, Esquimalt District, Plan 946, PID 004-774-701

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I am writing to express my support for the application for a rezoning to allow for a small Tasting Room at Howl Brewing (1209 Lyall St/ Lot 5, Section 11, Esquimalt District, Plan 946, PID 004-774-701).

Howl Brewing has always been a place of community as much as it has been a place for the responsible enjoyment of an adult beverage.

I am very excited about the prospect of this business, run by an outstanding local community member, bringing both a community hub and a place for enjoying a fun beer to Esquimalt.

I fully endorse this development and I hope to see more initiatives happening throughout Esquimalt, increasing the vibrancy and sense of community of this lovely Township.

Thank you and warm regards,
Renske van der Linden

FW: [Spam] Howl Brewing tasting lounge - 1209 Lyall St

From Bill Brown <bill.brown@esquimalt.ca>
Date Wed 2025-02-26 1:22 PM
To James Davison <James.Davison@esquimalt.ca>

Hi James,

Please attach to the staff report that brings the bylaw to Council.

Thanks.

Bill

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: [1-250-414-7146](tel:1-250-414-7146) | www.esquimalt.ca

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From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: February-26-25 1:20 PM
To: Bill Brown <bill.brown@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>
Subject: FW: [Spam] Howl Brewing tasting lounge - 1209 Lyall St

Copy of Correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:250-414-7118) | www.esquimalt.ca

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From: David Mitchell [REDACTED]
Sent: February-25-25 4:58 PM

To: Council <Council@esquimalt.ca>


Subject: [Spam] Howl Brewing tasting lounge - 1209 Lyall St

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Dear Esquimalt Council,

I am Esquitmaltonian. I am writing to give my support for the OCP amendment for Howl Brewing's tasting lounge.

I started to write a longer message but I am not eloquent enough to get a long winded message off, so this is it.

Thank you for your time,
David Mitchell
823 MacLeod Ave


FW: Tasting Room Application

From Bill Brown <bill.brown@esquimalt.ca>
Date Tue 2025-03-11 3:59 PM
To James Davison <James.Davison@esquimalt.ca>

For your next staff report

Bill Brown, MCIP
Director of Development Services
Township of Esquimalt | Development Services
Tel: [1-250-414-7146](tel:1-250-414-7146) | www.esquimalt.ca

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From: Jonah Ross <Jonah.Ross@esquimalt.ca>
Sent: March-11-25 2:58 PM
To: Bill Brown <bill.brown@esquimalt.ca>; Dan Horan <Dan.Horan@esquimalt.ca>
Subject: FW: Tasting Room Application

Copy of correspondence forwarded to:
Bill, Director of Development Services
CAO

Jonah Ross, (He/Him)
Corporate Services Assistant
Township of Esquimalt | Corporate Services
Tel: [1-250-414-7153](tel:1-250-414-7153) | www.esquimalt.ca

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From: Judy Morton [REDACTED]
Sent: March-10-25 8:53 PM
To: Council <Council@esquimalt.ca>
Subject: Tasting Room Application

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I am a long-term resident of Esquimalt and support the application of Howl Brewery for a tasting room. I have been a member of the craft beer group for 20+ years and have always found them to be responsible. Craft beer is now an especially good product to promote as a Canadian product.

Now that I am in an Esquimalt [REDACTED] home, I would appreciate one more place that I could attend within walking distance. I see no reason to deny the application.

Judith Morton

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: January-15-25 2:11 PM
To: Bill Brown; Dan Horan
Subject: FW: [Spam] Re: Support for Howl Brewing tasting room application

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:2504147118) | www.esquimalt.ca

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From: Kris Samuels [REDACTED]
Sent: January-14-25 12:28 PM
To: Council <Council@esquimalt.ca>
Subject: [Spam] Re: Support for Howl Brewing tasting room application

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Township of Esquimalt Council,

I'd like to voice my support for the Howl Brewing tasting room application. As an Esquimalt home owner/resident within 4 blocks or so of the proposed location (1209 Lyall St), my view is the tasting room will only add to the vibrancy of our community.

Thanks for taking the time to read my email.

Kris Samuels - 657 Grenville Ave
We still keep our time by the turn of the tide...

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: January-13-25 2:38 PM
To: Bill Brown; Dan Horan
Subject: FW: Howl Brewing Tasting Lounge application

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: 250 414-7118 | www.esquimalt.ca

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From: Helen Edley [REDACTED]
Sent: January-11-25 2:52 PM
To: Council <Council@esquimalt.ca>; Council <Council@esquimalt.ca>
Subject: Howl Brewing Tasting Lounge application

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor and Council

Township of Esquimalt

1229 Esquimalt Road

Esquimalt, BC V9A 3P1

Dear Mayor and Council,

I am writing to express my support for Howl Brewing's application to open a tasting room at their Esquimalt location.

As a member of the Esquimalt community, I believe this addition will further enhance our neighbourhood's reputation as a vibrant hub for craft brewing and elevate Esquimalt's position as a microbrewery destination.

Esquimalt is already home to an impressive collection of microbreweries, and Howl Brewing's tasting room would add value to this growing community. Tasting rooms not only create opportunities for residents and visitors to connect over locally crafted beverages, but they also contribute positively to the local economy by attracting tourism, supporting employment, and fostering collaboration between local businesses.

I urge Mayor and Council to support this exciting venture, which promises to bring both economic and social benefits to Esquimalt. Thank you for considering this letter of support, and please do not hesitate to contact me if I can provide further input.

Sincerely,

Helen Edley

Resident: 1243 Colville Rd, Victoria, BC V9A 4R2

Business: The Sharkz Store

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: January-08-25 1:25 PM
To: Bill Brown; Dan Horan
Subject: FW: Howl Brewing Tasting Room - 100!

Copy of correspondence forwarded to:


Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: 250 414-7118 | www.esquimalt.ca

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From: Dee-Ann Lemire [REDACTED]
Sent: January-07-25 2:54 PM
To: Council <Council@esquimalt.ca>
Subject: Howl Brewing Tasting Room - 100!

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council,
Esquimalt is really a great community filled with lots of variety and exciting activities and events.
Howl Tasting Room will be a perfect addition!
Pls consider this  in favour of this endeavor by a cherished local small business.

Cheers! 
Dee-Ann and Michael Lemire
Esquimalt Residents.

Sent from [Outlook for Android](#)

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: January-13-25 2:35 PM
To: Bill Brown; Dan Horan
Subject: FW: Howl Brewing tasting room application

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: 250 414-7118 | www.esquimalt.ca

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From: Stan Vuksic [REDACTED]
Sent: January-10-25 8:32 PM
To: Council <Council@esquimalt.ca>
Subject: Howl Brewing tasting room application

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To Esquimalt Council,

My name is Stan Vuksic; my wife Chris and I moved to Esquimalt this summer after many years living in North Saanich, where we met Dan and Alayna when Howl opened in 2018.

At first I enjoyed their many historic brews and soon after provided them with some produce (from our market garden) which Dan used in seasonal beers. I admired his creativity and willingness to experiment & his dedication to connecting with local producers; we growers also appreciate that brewing is one more way of preserving less-than-perfect produce!

I have continued to enjoy Howl's beers, however I miss the tasting/growler fill experience since the move. I'm an avid cyclist and both I and many friends would make Howl a stop on longer rides. I also made it a point to bring any out-of-town visitors by to both enjoy the beer, and talk to the brewer.

I urge you to support the van Netten's application for a tasting room. Even with limited hours it would give those of us living nearby another walking-distance option, and those in-the-know beer lovers a chance to keep connecting.

Thanks for reading this. I'm available to chat via cell at [REDACTED] if any of you would like to do so.

Kindest regards,
Stan Vuksic
445 Head St FH 20

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: January-07-25 1:20 PM
To: Bill Brown; Dan Horan
Subject: FW: Howl Brewing Tasting Room Proposal - 1209 Lyall St.

Copy of correspondence forwarded to:

Bill, Director of Development Services
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Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: 250 414-7118 | www.esquimalt.ca

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From: Kirsten Brazier [REDACTED]
Sent: January-06-25 5:24 PM
To: Council <Council@esquimalt.ca>
Subject: Howl Brewing Tasting Room Proposal - 1209 Lyall St.

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

We are writing today to support the Howl Brewing application at 1209 Lyall St. to rezone their property and add a tasting room to their business.

We are well acquainted with both Dan and Alayna and their business. They are fantastic entrepreneurs who are dedicated to their craft and have a strong connection to our community. Howl offers a unique viewpoint on the local craft beer industry and their property would be an amazing location for a small tasting room. It would be wonderful to see this historical storefront returned to its former iteration as a commercial space.

Dan and Alayna have deep roots in our community. I (Kirsten) vend alongside them at the Esquimalt Farmers Market and can attest to their connection with many residents of Esquimalt and their support of fellow local businesses. Howl is an integral part of the handmade markets that we host in Vic West. As a fellow business owner in Esquimalt, I have seen firsthand their love of our community, genuine interest in connecting with residents, and their support of community-based initiatives.

We fully support the proposal by Howl Brewing to rezone their property to add a tasting room to their existing brewery.

Sincerely,
Dan and Kirsten Brazier
363 Lampson St.

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: January-08-25 1:31 PM
To: Bill Brown; Dan Horan
Subject: FW: Howl Brewing tasting room support

Copy of Correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: 250 414-7118 | www.esquimalt.ca

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From: Brian Burger <wirelizard@gmail.com>
Sent: January-07-25 3:05 PM
To: Council <Council@esquimalt.ca>
Subject: Howl Brewing tasting room support

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Just a quick note to say I'm fully in favour of Howl Brewing's plans for a tasting room at their new brewery facility on Lyall, and I hope council decides in favour of the rezoning needed. I'm not sure if they're pursuing retail sales of their product at the same time as the tasting room, but that is also a logical step for them that also deserves support.

Howl are one of our great local microbreweries and having them move to Esquimalt from their previous North Saanich location is a great opportunity for us.

Thank you,
Brian Burger
102-924 Esquimalt Rd

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: February-03-25 1:33 PM
To: Bill Brown; Dan Horan
Subject: FW: Howl brewing tasting room.

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:2504147118) | www.esquimalt.ca

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From: Ian Cudmore [REDACTED]
Sent: January-31-25 8:07 PM
To: Council <Council@esquimalt.ca>
Subject: Howl brewing tasting room.

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Hi there,
I saw recently that Howl Brewing was applying to open a tasting room on Iyal St.

I just wanted to let you guys know that I hope it gets approved and lend my support. Esquimalt needs more things like this. Let's keep people from drinking and drinking by having close to home options.

Ian Cudmore
Resident

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: January-09-25 2:04 PM
To: Bill Brown; Dan Horan
Subject: FW: Howl Brewing tasting

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: 250 414-7118 | www.esquimalt.ca

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From: Gerry Hieter [REDACTED]
Sent: January-09-25 10:11 AM
To: Council <Council@esquimalt.ca>
Subject: Howl Brewing tasting

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To whom it may concern,

I would wholeheartedly like to endorse the proposal to have a tasting area on the premise of Howl Brewing, located on Lyall Street.

As a long time member of the Craft brewing industry (co-founder of Lighthouse Brewing in Esquimalt) I can attest to the benefits of having small breweries such as Howl located in a community. Howl also strikes me as the type of brewery that doesn't aspire to having an overly large operation. My sense is that they will be content to stay a small, and vibrant part of the Esquimalt experience.

Thanks for listening!

Gerry Hieter

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: January-07-25 1:15 PM
To: Terése Finegan; Bill Brown; Dan Horan
Subject: FW: Howl Brewing

Copy of correspondence forwarded to:

Terese, Manager of Ec Dev
Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:2504147118) | www.esquimalt.ca

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From: Marie Fidoe [REDACTED]
Sent: January-06-25 2:41 PM
To: Council <Council@esquimalt.ca>
Subject: Howl Brewing

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I have not read the application from Howl Brewing for their tasting room... but nevertheless... please approve it!!

It is wonderful to have amenities like this within our walkable community. And let's support a home grown small business!

Marie Fidoe
1185 Old Esquimalt Road

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: January-13-25 2:37 PM
To: Bill Brown; Dan Horan
Subject: FW: Howl Brewing

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:2504147118) | www.esquimalt.ca

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From: Donna Warenko [REDACTED]
Sent: January-11-25 8:43 AM
To: Council <Council@esquimalt.ca>
Subject: Howl Brewing

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Good Morning Esquimalt Council,
I would like to throw my support behind the Howl Brewing tasting house on Lyall Street.
Thanks so much.

Donna Warenko
<http://www.trail lady.com>
email: [REDACTED]
telephone: [REDACTED]

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: January-20-25 1:37 PM
To: Bill Brown; Dan Horan
Subject: FW: Support for Howl Brewing

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:2504147118) | www.esquimalt.ca

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From: Joe Wiebe [REDACTED]
Sent: January-20-25 11:40 AM
To: Council <Council@esquimalt.ca>
Subject: Support for Howl Brewing

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Dear Mayor & Council,

I am writing to show support for Howl Brewing's rezoning application and community plan amendment request for their property on Lyall Street.

As the author of BC's definitive craft beer guide and a co-founder of Victoria Beer Week and the BC Ale Trail, I follow the craft beer community closely. I have been a fan of Howl Brewing since it opened. As such, I am very excited about their plans on Lyall Street.

I have often promoted Howl Brewing as an ideal example of how an experimental nanobrewery can succeed and fill a unique niche in BC's craft beer community. Brewer Dan Van Netten works closely with local producers to source ingredients and often recreates unusual historic (and sometimes extinct) recipes. When I visited the original location by the airport I often overheard customers talking about how interesting his beers are; they were excited by the stories he told about the unusual ingredients or origin stories. Howl really acts as a community hub in this way so the idea of opening a small tasting room in the unique space they have (what used to be a corner store I believe) is perfect.

Esquimalt has a good, small brewing community with a long history — Lighthouse and Driftwood located within its borders. Adding Howl would be a big win for sure.

Cheers,

Joe Wiebe (he/him)

not written by ChatGPT

mobile:

<https://linktr.ee/joewiebe>

Author of: *Craft Beer Revolution: The Insider's Guide to BC Breweries*

Co-Founder: [Victoria Beer Week](#) & [BC Ale Trail](#)

@ThirstyWriter ([twitter](#) & [instagram](#))

From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: March-06-25 1:57 PM
To: Bill Brown; Dan Horan
Subject: FW: Support for Howl Brewing's Tasting Room Application

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:2504147118) | www.esquimalt.ca

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From: Graham Tranter [REDACTED]
Sent: March-05-25 6:08 PM
To: Council <Council@esquimalt.ca>
Subject: Support for Howl Brewing's Tasting Room Application

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council,

I'm writing to express my strong support for Howl Brewing's application to open a tasting room in Esquimalt. From their location near Sidney, I have enjoyed a wide variety of their small-batch, locally inspired beers, made using almost exclusively locally sourced ingredients.

I've enjoyed visiting their past location and hearing the background to the different beers they have made, and the rich history they have explored to make craft beer following recipes and brewing traditions that date back centuries, a glad departure from the usually tasteless big business producers.

Howl Brewing has a well-earned reputation for creativity, quality and community involvement. A tasting room in Esquimalt would give residents and visitors a space to enjoy Howl's excellent creations and at the same time contribute positively to the local economy and small business scene in their continued use of locally sourced materials..

I hope you'll support their application and allow this great local business to continue thriving in its new home.

Regards,

Graham Tranter (CISA, CIA/CCSA/CRMA, CFE, PMP, ITIL V2) Retired/Inactive

Apt 921, 440 Simcoe Street,
Victoria, BC, V8V 1L3, Canada



From: Rohit Elias <Rohit.Elias@esquimalt.ca>
Sent: March-06-25 1:59 PM
To: Bill Brown; Dan Horan
Subject: FW: Support for Howl Brewing's Tasting Room Application

Copy of correspondence forwarded to:

Bill, Director of Development Services
CAO

Rohit Elias
Freedom of Information Assistant
Township of Esquimalt | Corporate Services
Tel: [250 414-7118](tel:2504147118) | www.esquimalt.ca

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From: Jeff Legault [REDACTED]
Sent: March-05-25 4:00 PM
To: Council <Council@esquimalt.ca>
Subject: Support for Howl Brewing's Tasting Room Application

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council,

I'm writing to express my strong support for Howl Brewing's application to open a tasting room in Esquimalt. As a longtime fan of their small-batch, locally inspired beers, I've enjoyed visiting their previous location and appreciate their commitment to craft brewing and community engagement.

Howl Brewing has built a well-earned reputation for quality and creativity, offering a unique experience that highlights local ingredients and brewing traditions. A tasting room in Esquimalt would not only give residents and visitors a welcoming space to enjoy their brews but also contribute positively to the local economy and small business scene.

I hope you'll support their application and allow this great local business to continue thriving in its new home.

Thanks!

Best regards,

Jeff Legault

From: Jonah Ross <Jonah.Ross@esquimalt.ca>
Sent: March-24-25 1:15 PM
To: Bill Brown; Dan Horan
Subject: FW: A local in support of the Esquimalt Howl Brewing taste room

Copy of correspondence forwarded to:
Bill, Director of Development Services
CAO

Jonah Ross, (He/Him)
Corporate Services Advisor
Township of Esquimalt | Corporate Services
Tel: 1-250-414-7153 | www.esquimalt.ca

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From: Graeme Graeme [REDACTED]
Sent: March-21-25 8:07 PM
To: Council <Council@esquimalt.ca>
Subject: A local in support of the Esquimalt Howl Brewing taste room

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I would like to express my enthusiastic support of the rezoning application for the Howl Brewing tasting room in Esquimalt. I have been a customer of Howl for 4 years. Such a great business run by local founders that know their product and care. It was a shame to see Howl move from my neighbourhood to yours (you win). Supporting Island local businesses is always such a good thing and of course Howl Brewing makes the best quality beer. When I visit Esquimalt Howl taste room I will have the utmost respect for the peace and quiet of neighbours and community around Howl Brewing which is the same respect I would expect where I live near Sidney. Please approve the rezone. The more Canadian small businesses are growing and prospering in the local community the better for all of us. Howl is a good business that would benefit from your consideration and approval of the rezone application. Have a nice day and thank you for your time.

Graeme Cox
[REDACTED]

From: Jonah Ross <Jonah.Ross@esquimalt.ca>
Sent: March-24-25 1:16 PM
To: Bill Brown; Dan Horan
Subject: FW: In support of Howl Brewing

Copy of correspondence forwarded to:
Bill, Director of Development Services
CAO

Jonah Ross, (He/Him)
Corporate Services Advisor
Township of Esquimalt | Corporate Services
Tel: 1-250-414-7153

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-----Original Message-----

From: Marika Abraham [REDACTED]
Sent: March-22-25 5:48 PM
To: Council <Council@esquimalt.ca>
Subject: In support of Howl Brewing

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To Whom It May Concern,

Dan and Alayna recently let me know that they were applying to open a tasting room at their residence in Esquimalt, and I immediately asked how I could help. My husband and our two small children have known Dan and Alayna for many years, and we frequented the Mills Road brewery quite often, when it was there.

Howl created an atmosphere that was welcoming to all: families, bikers, pets, curious out-of-towners, etc. The grass-roots nature of the business was always apparent, and Dan takes the time to interact in a meaningful way with every single person that he meets... whether they drink beer or not. Howl is a local and passionate business that deserves to thrive!

We currently live in North Saanich, and would certainly make the trip to Esquimalt if Howl had a tasting room.

Thank you for the consideration,
Marika Abraham
[REDACTED]

From: Jonah Ross <Jonah.Ross@esquimalt.ca>
Sent: March-21-25 1:35 PM
To: Bill Brown; Dan Horan
Subject: FW: Letter of Support Howl Brewing

Copy of correspondence forwarded to:
Bill, Director of Development Services
CAO

Jonah Ross, (He/Him)
Corporate Services Assistant
Township of Esquimalt | Corporate Services
Tel: 1-250-414-7153

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-----Original Message-----

From: Iain Cox [REDACTED]
Sent: March-20-25 9:05 PM
To: Council <Council@esquimalt.ca>
Subject: Letter of Support Howl Brewing

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Township of Esquimalt Council Members,

I am writing to express my support for zoning changes to permit a tasting room at Howl Brewing, 1209 Lyall St.

I have been a supporter of Howl Brewing since 2018. As a resident of North Saanich, I was excited for the addition of a local brewery with a tasting area and became a regular visitor until its relocation to Esquimalt in 2024. I was drawn to repeat visits because Dan produces a superior local product. As well, his knowledge and enthusiasm for brewing, especially historical brewing is remarkable and his respect for community and local small-business is foundational to his success.

Considering the historic use of the storefront property on Lyall St., revitalized, present-day use of the property in the proposed way presents a fitting and unique opportunity for the area to honour its past and support its future. Truly an opportunity to build community.

I found every visit a welcoming and enjoyable experience and absolutely regard Howl Brewing as a positive addition to our community during its time here in North Saanich. I trust the residents and

visitors to this gem of a local business will share that same experience within Township of Esquimalt.

I sincerely hope to see this approval proceed and very much look forward to visiting Howl Brewing soon. Thank you for your consideration.

Respectfully,

Iain Cox
Resident, North Saanich

Rob Mangelsdorf

[REDACTED]

Victoria BC

[REDACTED]

[REDACTED]

March 26, 2025

Esquimalt Mayor and Council

Mayor Barbara Desjardins

Coun. Ken Armour

Coun. Andrea Boardman

Coun. Duncan Cavens

Coun. Jacob Helliwell

Coun. Tim Morrison

Dear Mayor Desjardins and Esquimalt Council,

My name is Rob Mangelsdorf, I am a government employee, craft beer journalist, and a big fan of awesome things happening in Esquimalt. Thank you in advance for taking the time to read my letter.

I'm writing to you today in support of Dan Van Netten and Alayna Briemon's application to council to open a tasting room at their brewery at 1209 Lyall Street, and am asking you to support it, too.

While I am a Victoria resident, much of my time is spent in Esquimalt, whether its spent shopping, using the city's recreational facilities, visiting family, attending Remembrance Day services at Memorial Park, working at Esquimalt RibFest (which my family help establish), or supporting the local craft breweries that call Esquimalt home.

I believe that Dan and Alayna's proposed tasting room for Howl Brewing will positively impact the downtown Esquimalt community and its culture, will positively support local businesses, and will help protect a valued piece of Esquimalt history.

For those that don't know Dan and Alayna, the couple has lived in Esquimalt at 1209 Lyall Street for nearly 15 years. You may have run into them at the Esquimalt Farmer's Market, or

at RibFest, or at CFB Esquimalt's Ready Ale Ready beer festival. Maybe you've had their beer on tap at the Fraternal Order of Eagles or Brown's Social House.

Dan and Alayna have a long track record of being good neighbours and working with local businesses and initiatives like LifeCycles, Island Lavender, Sun Trio Farms and Headwind Farms. In fact, 95% of their ingredients are sourced from within B.C.

I was thrilled to see in 2023 that Esquimalt Council had granted Dan and Alayna a zoning variance to allow them to move their tiny craft beer manufacturing facility to their home on Lyall Street. Since April 2024, the brewery has been operating without issue, located in a purpose-built space in their backyard, roughly the size of a kitchen in a typical detached house.

Dan and Alayna are not absentee foreign investors, or fly-by-night entrepreneurs looking for the next quick buck. This is their home. This is their community. It is clear they value the relationships they have with their neighbours, and I believe they have earned the social licence to operate their business in Esquimalt as a result.

While the notion of a small community-based brewery tasting room located within a residential neighbourhood, as Dan and Alayna have proposed, may seem somewhat novel, in fact many communities across North America and beyond have embraced the concept. In Portland and Seattle, for instance, it's not uncommon to see small locally-owned community-based breweries with tasting rooms right next door to residential single-family detached houses.

These cities know that craft breweries make great neighbours. Craft breweries provide a valuable "third place" for their community, a venue in which neighbours can socialize and connect, essentially operating as a communal living room. As such, they have a profoundly positive impact on community wellbeing and community cohesiveness.

We are currently in the midst of a period of great change for downtown Esquimalt, one that I believe has been overwhelmingly positive, thanks to Mayor and Council's progressive direction.

Interestingly, very little has changed at 1209 Lyall Street since Howl Brewing relocated there from their previous location in North Saanich. Across the street, houses have been torn down or trailered off, massive construction projects are underway on nearly every block, creating soaring condo towers and providing some much-needed housing for Esquimalt residents and revitalizing the downtown.

At 1209 Lyall Street, meanwhile, life continues on much like it did before Howl Brewing relocated there. That has been thanks to Dan and Alayna's continued efforts to ensure the

brewery doesn't have any negative impacts on their neighbours, the people they have lived next to for close to 15 years.

If you're not familiar with Dan and Alayna's house at 1209 Lyall Street, you might be surprised to learn that it has actually spent much of its life as a commercial property since it was first built in 1909, predating the incorporation of Esquimalt by three years. The house was originally the Coton's Grocery store, and remained a commercial property until the late 1940s, when the storefront was converted into a residential home.

As noted in the Esquimalt Archives, 1209 Lyall Street represents one of the last surviving turn-of-the century storefronts in Esquimalt, according to the archives' own historical significance assessment of the property.

The proposed tasting room would allow this important piece of Esquimalt's heritage to be returned to its former glory as a working storefront, helping to ensure Esquimalt's future doesn't forget its past.

Another reason why very little has changed is simply because of just how tiny Howl Brewing actually is. As the former editor of *The Growler* magazine, BC's craft beer guide, I have visited nearly all of B.C.'s 200-plus craft breweries. Howl Brewing is very likely one of, if not *the*, smallest breweries in the province. This is not Driftwood or Lighthouse we're talking about. Howl's footprint is considerably smaller than that of La Belle Patate, just a few hundred meters away. And due to the restrictions on its business licence and zoning, it will always remain appropriately sized.

While the property doesn't have a parking lot, it doesn't need one. Its location kitty-corner to the Esquimalt Recreation Centre and Bullen Park means that there are more than 300 free parking spots within 200 metres of Howl Brewing's front door. In fact, I would argue that not having a parking lot will allow Howl Brewing to better integrate with the surrounding neighbourhood. Additionally, any potential impacts on the demand for street parking on the 1200-block of Lyall Street would be infinitesimally small compared to that created by the nearby Marin development.

That being said, I would not expect many people to drive to Howl Brewing. With its community focus, and the fact that close to 15,000 Esquimalt residents live within a 15-minute walk of its front door, I would expect the vast majority of Howl's customers would opt to walk or bike. With the Marin's planned public walkway effectively extending the town square public art walk, Howl Brewing's pedestrian and cycling connections are ideal.

While what Dan and Alayna are proposing ultimately amounts to a small change to a historically commercial property, comparative to the development taking place right now all around them, their vision for Howl Brewing has the potential to create many positive

impacts for the community and I believe is in line with the city's vision for downtown Esquimalt.

Mayor Desjardins and Esquimalt Council, I hope you will support Dan and Alayna's application and will carry on in your continued support to revitalize downtown Esquimalt. I believe you have an opportunity here to help create something truly special for this community.

Sincerely,

Rob Mangelsdorf

Victoria McKean

From: Council Correspondence
Sent: March-26-25 12:33 PM
To: Victoria McKean; Deb Hopkins; Bill Brown; Dan Horan
Subject: FW: Proposed tasting room

From: Phillip Dumala [REDACTED]
Sent: March-26-25 10:39 AM
To: Council <Council@esquimalt.ca>
Subject: Proposed tasting room

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good day, I am writing a quick letter in support to a proposed tasting room for Howl Brewing. I believe this is a good idea to incorporate a small tasting room to the current brewery, this will increase tourism to the area and to other small local businesses. The current sight use to be a small store from 1909-1975 so should not impact the area badly with new foot traffic. I have been told that the tasting room would just be a small room where you can talk to the brewer (Dan) and have a quick sample.

If you would like some more information from me feel free to reach out.

Phillip Dumala
[REDACTED]



Fraternal Order of Eagles
Victoria Aerie and Auxiliary #12
891 Esquimalt Road, Victoria B.C. V9A 3M5

Fraternal Order of Eagles #12 and Ladies Auxiliary #12
Supports the Tasting Room Application for 1209 Lyall Street

To the Mayor and Council of the Township of Esquimalt:

This letter is an endorsement from the 300 plus members of the Fraternal Order of Eagles Aerie #12 and Ladies Auxiliary #12 for the application of and future opening of a proposed tasting room from Dan Van Netten and Howl Brewing to be located at 1209 Lyall Street.

The Fraternal Order of Eagles #12 and Ladies Auxiliary #12 has been located at our current location at 891 Esquimalt Road since 1987, with our club's roots dating back in the Victoria area since receiving our Aerie Charter in 1899.

Our organization's motto is "People helping People" with our active membership contribution to local, provincial, national and international causes in excess of \$35,000 in our club's last fiscal year. Unfortunately, charities and causes needs continue to grow and our organization is eager to assist in any way we can.

In keeping with our organization's motto; "People helping People", we as a group wish to support and endorse Dan Van Netten and Howl Brewing's application before Esquimalt Council for a tasting room at 1209 Lyall Street, Esquimalt, BC, Canada V9A5G8

The Fraternal Order of Eagles, as a business partner using Howl Brewing's product in our Licensed Lounge, supports Howl Brewing's vision to provide our community with quality locally produced beverages in a local facility that allows tasting opportunities for neighbours and the community at their facility at 1209 Lyall Street.

If council has any question regarding our organization's endorsement, please feel free to contact us directly. Inquiries should be directed to the Fraternal Order of Eagles through our treasurer Ray Hawksworth at [REDACTED] or by email [REDACTED]

Thank you for your consideration to this matter.

Victoria McKean

From: Jonah Ross
Sent: March-31-25 1:10 PM
To: Victoria McKean; Deb Hopkins; Bill Brown; Dan Horan
Subject: FW: Howl Brewing

From: darren mcgrath [REDACTED]
Sent: March-29-25 3:29 PM
To: Council <Council@esquimalt.ca>
Subject: Howl Brewing

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To whom it may concern:

I am writing this letter to proudly support Howl Brewing and owner Dan Van Netten.

Dan has done an exemplary job of developing a strong culture within both the regional brewing industry and the local community at large.

Howl Brewing is a hyper-local, small-batch and farm-to-glass experience. Having developed strong connections with island farmers, Dan has crafted a unique palette of beers and ales that leverage seasonal fruits, herbs and even veggies - giving voice to ancient styles and traditional brewing practices.

In keeping with his time-honoured approach, Dan relocated Howl Brewing to what was a 1909 community storefront located in the heart of Esquimalt. Utilizing the same building envelope, Howl Brewing plans to establish a small tasting room. I believe this to be a uniquely positive opportunity for the area and an excellent next step forward for Howl Brewing.

This is another small gem on Vancouver Island that speaks directly to the hard work and determination of various business sectors; farming, travel, food/beverage tourism, working together to create a showcase of tasty B.C. products.

Regards,

Darren McGrath