



## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C. V9A 3P1  
Website: [www.esquimalt.ca](http://www.esquimalt.ca) Email: [info@esquimalt.ca](mailto:info@esquimalt.ca)

Voice: (250) 414-7100  
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March 9, 2021

**RE: Official Community Plan Amendment for:  
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].**

Please accept this notice as a replacement to one previously delivered, dated February 18, 2021, advising stakeholders of an application for OCP amendment at the aforementioned addresses. That notice contained a technical error that has been corrected herein.

At the regular meeting held on February 1, 2021, Esquimalt Council authorized staff to refer information related to the proposed redevelopment at 819 Esquimalt Road, 821 Esquimalt Road, and 823 Esquimalt Road, submitted by Avenir Construction on behalf of the property owners in support of the application for an Official Community Plan amendment, to you or your organization pursuant to Section 475 of the Local Government Act.

Under the provisions of Section 475, a Local Government *“must provide one or more opportunities it considers appropriate for consultation with persons, organizations, and authorities it considers will be affected”* as part of the process to amend an Official Community Plan.

This amendment application seeks to change the ‘Proposed Land Use Designations’ map by changing the designation for 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’. These changes are required to allow Esquimalt Council to consider a concurrent application for a change in zoning of the subject properties from the current mix of RM- 4 [Multiple Family Residential] and C-1 [Convenience Commercial] zones to a Comprehensive Development District zone [CD] to accommodate the ninety-two (92) seniors oriented, multiple family residential units and one commercial unit, proposed to be constructed in an eight-storey building on the subject properties.

Therefore, the proposed Official Community Plan amendments would consist of:

- An amendment to Schedule 'B' of the Official Community Plan Bylaw, 2018, No. 2922, being the 'Proposed Land Use Designations' map, changing the designation for the subject property from 'Neighbourhood Commercial Mixed-Use' to Commercial/ Commercial Mixed-Use; and
- An amendment to Schedule 'H' of the Official Community Plan Bylaw, 2018, No. 2922, being the 'Development Permit Areas' map changing the applicable Development Permit Area for the subject properties from 'Multi-Family Residential' to 'Commercial'.

Please review the attached information package and submit any written comments to Trevor Parkes, Senior Planner on or before Monday, April 5, 2021. Comments may be submitted by mail to the address above or by email to [trevor.parkes@esquimalt.ca](mailto:trevor.parkes@esquimalt.ca).

Thank you for your attention to this matter. If you have any questions or concerns, please do not hesitate to contact Trevor Parkes at [trevor.parkes@esquimalt.ca](mailto:trevor.parkes@esquimalt.ca) or by phone at 250-414-7148.

Sincerely,

A handwritten signature in black ink that reads "Trevor Parkes". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Trevor Parkes  
Senior Planner, Development Services  
Township of Esquimalt

*Enclosure: Application Supporting Material*