



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Agenda - Final

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

Advisory Planning Commission

Tuesday, May 18, 2021

7:00 PM

Esquimalt Council Chambers

Ministerial Order No. M192 – June 17, 2020

Division 2 – Open meetings – municipalities 3. (2) A council or body is not required to allow members of the public to attend a meeting if, despite the best efforts of the council or body, the attendance of members of the public cannot be accommodated at a meeting that would otherwise be held in accordance with the applicable requirements or recommendations under the Public Health Act.

1. **CALL TO ORDER**

2. **LATE ITEMS**

3. **APPROVAL OF THE AGENDA**

4. **MINUTES**

- 1) [21-298](#) Minutes of the Advisory Planning Commission Meeting, March 23, 2021

Attachments: [2021 03 23 Advisory Planning Commission Minutes - Draft](#)

5. **STAFF REPORTS**

- 1) [21-297](#) Development Permit Application - 916_920 Old Esquimalt Road, Staff Report No. APC-21-015

Recommendation:

That the Esquimalt Advisory Planning Commission recommends to Council that the application for a Development Permit, authorizing subdivision of the parcels located at 916 Old Esquimalt Road [PID 003-446-093; Lot C, Section 11, Esquimalt District, Plan 21636]; and 920 Old Esquimalt Road [PID 003-446-395; Lot D, Section 11, Esquimalt District, Plan 21636], into five bare land strata parcels in accordance with the BC Land Surveyors Site Plan of Proposed Subdivision prepared by Scott Pearce representing Powell and Associates BC Land Surveyors, attached as Appendix A to staff report APC-21-015, stamped "Received March 12, 2021", be forwarded to Council with a recommendation **to either approve, approve with conditions, or deny the application including reasons for the chosen recommendation.**

Attachments: [Appendix A - 916 920 Old Esquimalt Road - BCLS Site Plan](#)
[Appendix B - 916 920 Old Esquimalt Road - SFIU Ltr Brimmell P.Eng](#)
[Appendix C - 916 920 Old Esquimalt Road - Site Plan, AirPhoto, OCP Designation Present LUD](#)
[Appendix D - Concept ArchPlans Landscape Plan Street Rendering](#)
[Appendix E - 916 920 Old Esquimalt Road - DPA No 1, 3, 7, 8 Matrices](#)
[Appendix F - 916 920 Old Esquimalt Road - Bylaw No. 2948 - CD-115\)](#)
[Appendix G - Applicant APC Presentation](#)

- 2) [21-289](#) Development Permit Application - 457 Sturdee St, Staff Report No. APC-21-014

Recommendation:

That the Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a development permit for the property located at 457 Sturdee Street [PID 031-023-916, Strata Lot C Suburban Lot 48 Esquimalt District Strata Plan EPS5951 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V] be forwarded to Council with a recommendation to either approve, approve with conditions, or deny the application including reasons for the chosen recommendation.

Attachments: [Appendix A - Aerial Map and Official Community Plan Development Permit Area No. 2 Guidelines](#)
[Appendix B - Architectural Drawings and Landscape Plan](#)
[Appendix C - Green Building Checklist](#)

- 3) [21-288](#) Rezoning Application – 1338 1340, 1344 & 1350 Saunders Street, Staff Report No. APC-21-013

Recommendation:

That the Esquimalt Advisory Planning Commission recommends to Council that the rezoning application to authorize the proposed development of a 6-storey residential building consistent with the architectural and landscape plans provided by Thuja Architecture and Design, stamped “Received April 15, 2021”, and sited in accordance with the site plan provided by McElhanney, stamped “Received April 15, 2021”, to be located at 1338 Saunders Street [PID 006-374-816, Lot 25, Suburban Lot 45, Esquimalt District, Plan 2854] + [PID 006-374-786, Lot 24, Suburban Lot 45, Esquimalt District, Plan 2854], 1340 Saunders Street [PID 006-374-719, Lot 23, Suburban Lot 45, Esquimalt District, Plan 2854] + [PID 006-374-662, Lot 22, Suburban Lot 45, Esquimalt District, Plan 2854], 1344 Saunders Street [PID 005-479-258, Lot 21, Suburban Lot 45, Esquimalt District, Plan 2854] + [PID 005-479-240, Lot 20, Suburban Lot 45, Esquimalt District, Plan 2854] and 1350 Saunders Street [PID 004-543-483, Lot A, Suburban Lot 45, Esquimalt District, Plan 13158] be forwarded to Council with a recommendation to either approve, approve with conditions, or deny the application including reasons for the chosen recommendation.

Attachments: [Appendix A - Aerial Map](#)
[Appendix B - Architectural Drawings, Landscape Plan, and Surveyor's Site Plan](#)
[Appendix C - Green Building Checklist](#)
[Applicant Presentation](#)

6. ADJOURNMENT