

TOWNSHIP OF ESQUIMALT

# 1209 Lyall St Rezoning and OCP Amendment – Public Hearing

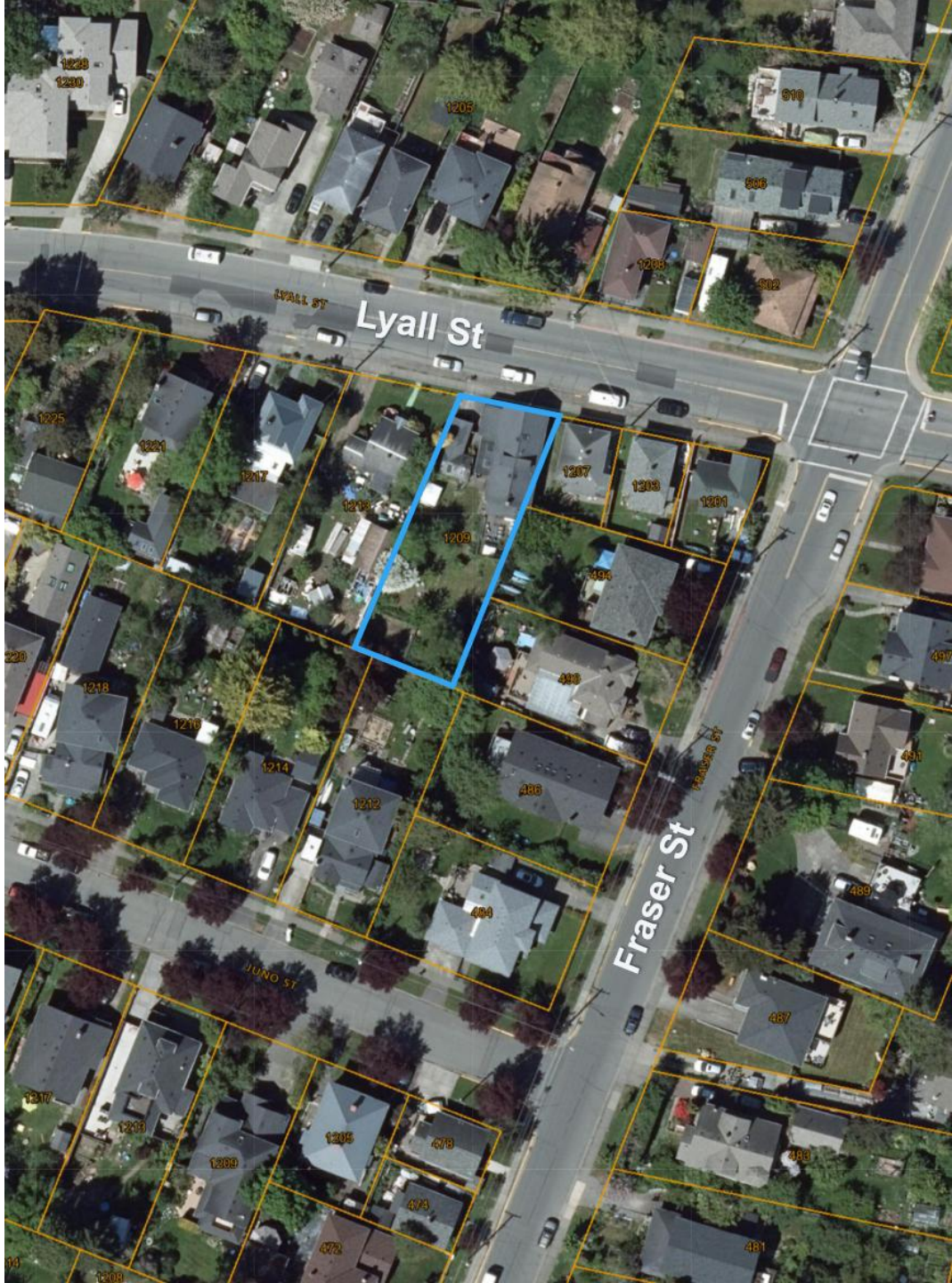
# Purpose

OCP Amendment to permit **small-scale commercial use** in historical contexts within low-density residential areas.

Rezoning to add a **Micro Beverage Manufacturer with Liquor Lounge** use to the RS-6 Single Family DADU Residential zone for 1209 Lyall St; and

Amend the use within the **I-1 Light Industrial Zone** to include **accessory retail** in the Beverage Manufacturer with Liquor Lounge use.

# Location

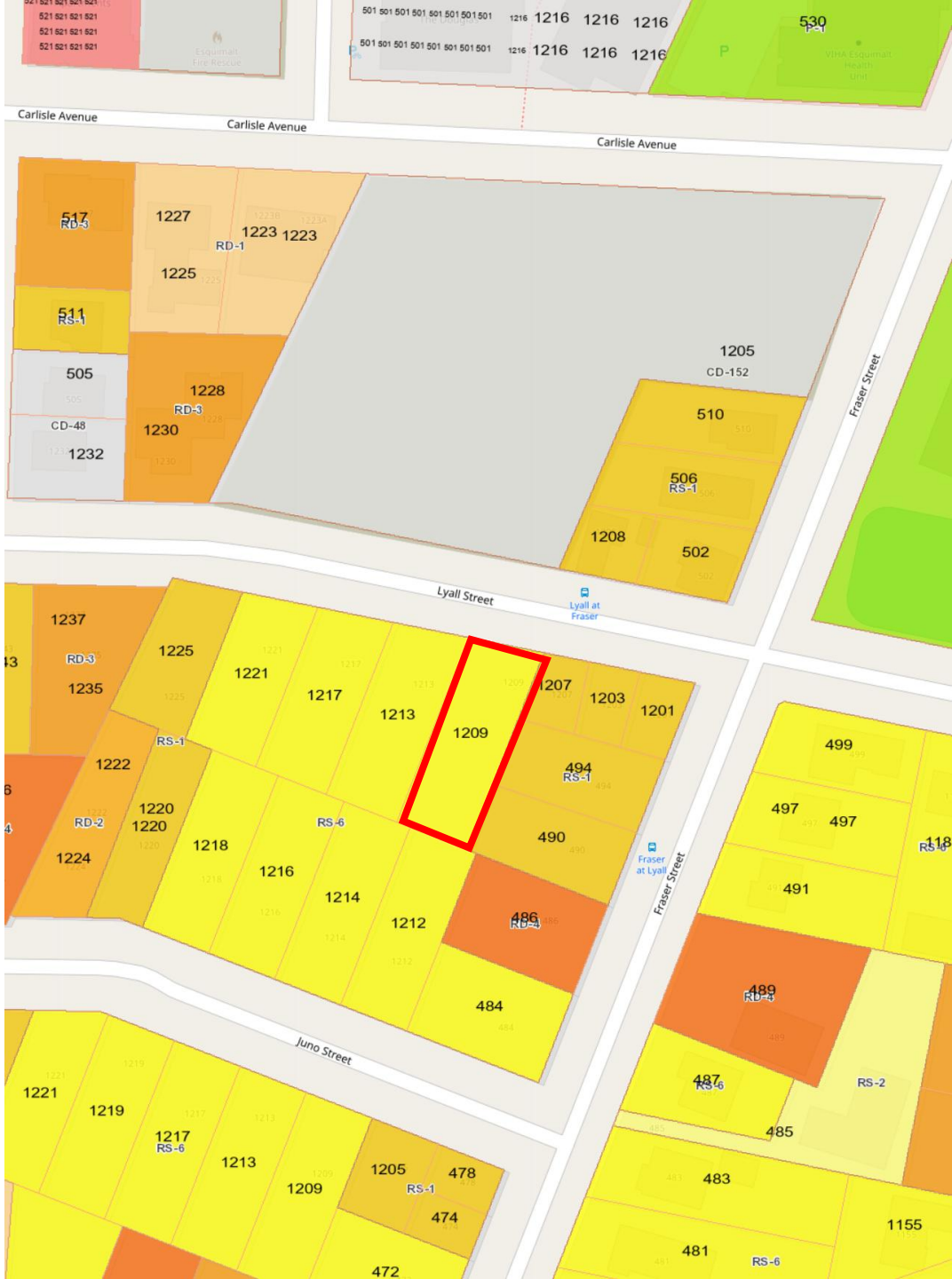


# OCP Context





# Zoning Context



# Historical Use and Heritage Value

Site has a historical commercial use

Property is listed on the Esquimalt Heritage Register



# Proposal

Adds a Liquor Lounge and accessory retail to the existing Micro Beverage Manufacturer use on site

Hours of operation 11am to 8pm, 40 hours per week, maximum five days per week

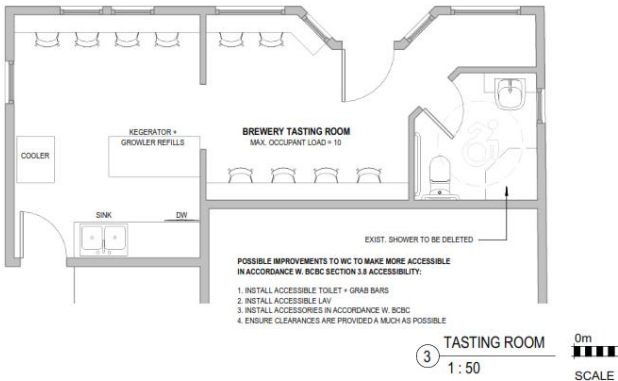
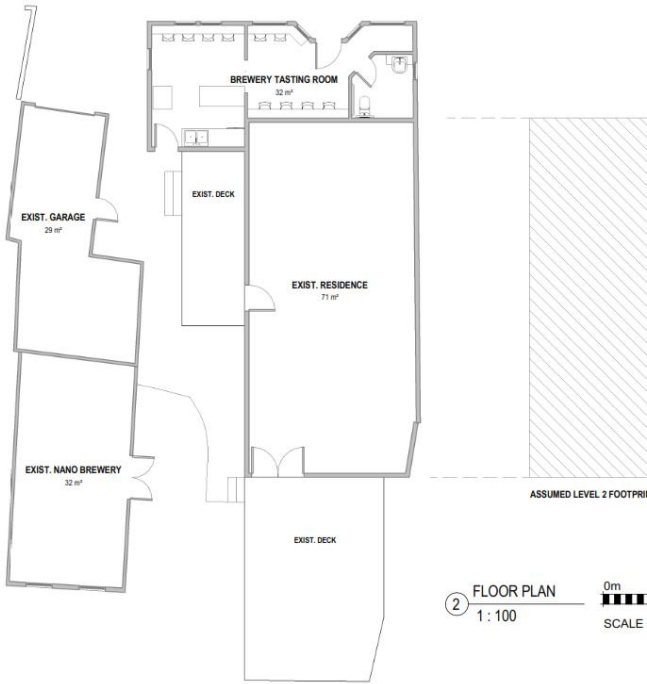
Maximum 10 persons on site at one time

No vehicle parking provided, 6 short-term bicycle spaces provided

S. 219 Covenant to be modified to permit use

Proposal

HOWL BREWING - TASTING ROOM





## Next Steps

S. 219 Covenant modification and registration will be required before zoning amendment bylaw can be adopted

# Recommendation

That Council give third reading to the zoning and OCP amendment bylaws

That Council direct staff to amend the S.219 covenant to permit the new use at 1209 Lyall St