



**CORPORATION OF THE
TOWNSHIP OF ESQUIMALT**
Agenda
Advisory Planning Commission

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

Tuesday, January 19, 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) [21-033](#) Minutes of the Advisory Planning Commission Meeting December 15, 2020

Attachments: [Draft Minutes of the Advisory Planning Commission Meeting December 15, 2020](#)

5. STAFF REPORTS

- 1) [21-018](#) Development Variance Permit - 1151 Esquimalt Road
Staff Report No. APC-21-004

Recommendation:

That the Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Variance Permit authorizing a new freestanding sign with animated video display, to be located adjacent to the Esquimalt Road entrance to the Archie Browning Sports Centre, consistent with the plans provided by Graphic FX Signworks stamped "Received January 12, 2021", the landscape plan provided by Esquimalt Parks staff stamped "Received August 7, 2020", located as shown on the BCLS Site Plan provided by Wey Mayenburg Land Surveying Inc. stamped "Received September 14, 2020", and to be operated according to the "Operating Guidelines" provided by Esquimalt Recreation staff stamped "Received January 13, 2021; including the following variances for the property located at 1151 Esquimalt Road [PID 001-114-239; Lot 1, Section 11, Esquimalt District, Plan 14686], be forwarded to Council with a recommendation to either approve, approve with conditions, or deny the application; and provide reasons for the recommendation.

- Vary **Sign Regulation Bylaw 1996, No. 2252 - Part 6 - Prohibitions** - to allow the freestanding sign to occasionally have third-party advertising and therefore act as a

billboard (for community event related advertisers)

- Vary **Sign Regulation Bylaw 1996, No. 2252 - Part 7 - General Provisions - Section 9.8.1** - to allow the freestanding sign to be located on a property frontage of less than 30 metres (i.e. property has a 7.62 metre frontage on Esquimalt Road)
- Vary **Sign Regulation Bylaw 1996, No. 2252 - Part 7 - General Provisions - Section 9.8.2 (a)** - to allow the freestanding sign to be located within 20 metres of a residential zoned property (i.e. from 30 metres to 20 metres)
- Vary **Sign Regulation Bylaw 1996, No. 2252 - Part 7 - General Provisions - Section 9.8.2 (b)** - to allow a freestanding sign to be located 1.4 metres from a property line (i.e. from 2.0 metres to 1.4 metres)
- Vary **Sign Regulation Bylaw 1996, No. 2252 - Part 7 - General Provisions - Section 9.8.2 (c)** - to allow the freestanding sign to be larger than the landscaped area in which it sits. (i.e. sign area of 30.54 m² and landscaped area of 29.95 m²)
- Vary **Sign Regulation Bylaw 1996, No. 2252 - Part 7 - General Provisions - Section 9.8.3 (b)** - to allow the area of the freestanding to be greater than 20 square metres (i.e. from 20 m² to 30.52 m²)

Attachments: [Appendix A - Air photo - 1151 Esquimalt Road](#)
[Appendix B - Sign plans, site plan, landscaping plan, visibility study](#)
[Appendix C - Operating Guidelines - Jan 13 2021](#)
[Appendix D - Applicants Presentation - Archie Browning Pylon Sign](#)

- 2) [21-013](#) Rezoning Application - 475 Kinver Street
Staff Report No.: APC-21-003

Recommendation:

The Esquimalt Advisory Planning Commission recommends that the application for rezoning, which would facilitate the future construction of a duplex with secondary suites, as sited in accordance with the BCLS Site Plan prepared by Jason Kozina, Summit Land Surveying, stamped "Received December 22, 2020", and incorporating the height and massing consistent with the architectural plans prepared by Samantha Weeks Design Group, stamped "Received October 28, 2020" 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 - Air photo and RD-3 zone](#)
[Appendix B - BCLS Site Plan, Architectural drawings, Landscape Plan, Servicing Plan](#)
[Appendix C - Applicants letter, Green Checklist, Tree Report](#)
[Appendix D - Applicants presentation to APC](#)

- 3) [21-007](#) Rezoning Application - 881 Craigflower Road, Staff Report No. APC-21-001

Recommendation:

That the Esquimalt Advisory Planning Commission [APC] recommends to Council to either approve, approve with conditions or deny the rezoning application for the property located at PID 006-245-196, Lot 6, Section 10, Esquimalt District, Plan 3060 [881 Craigflower Road] including reasons for the chosen recommendation.

Attachments: [Appendix A - Aerial Map and Zoning Map](#)

[Appendix B - Architectural Drawings and Surveyor's Site Plan](#)

- 4) [21-027](#) Development Variance Permit Application - 633 Nelson Street, Staff Report No. APC-21-005

Recommendation:

That the Esquimalt Advisory Planning Commission [APC] recommends to Council to either approve, approve with conditions or deny the development variance permit application including the following variances for the property located at PID 005-375-649, Lot 81, Suburban Lot 44, Esquimalt District, Plan 2854 [633 Nelson Street]:

Zoning Bylaw, 1992, No. 2050, 41 (3) (a) - Building Height: Increase of the maximum allowable height for the Principal Building from 7.5 metres to 7.7 metres.

Zoning Bylaw, 1992, No. 2050, 41 (4) (a) - Lot Coverage: Increase of the maximum allowable lot coverage from 40% of the Area of a Parcel to 48.3% of the Area of a Parcel.

Zoning Bylaw, 1992, No. 2050, 41 (5) (a) (i) - Siting Requirements: Principal Building - Front Setback: A 5.5-metre reduction to the requirement that no Principal Building shall be located within 7.5 metres of a Front Lot Line [i.e. from 7.5 metres to 2.0 metres]

Zoning Bylaw, 1992, No. 2050, 41 (5) (a) (ii) - Siting Requirements: Principal Building - Northern Side Setback: A 0.12-metre reduction to the requirement that no Principal Building shall be located within 4.5 metres of an Interior Side Lot Line [i.e. from 4.5 metres to 4.38 metres]

Zoning Bylaw, 1992, No. 2050, 41 (5) (a) (ii) - Siting Requirements: Principal Building - Southern Side Setback: A 1.43-metre reduction to the requirement that no Principal Building shall be located within 4.5 metres of an Interior Side Lot Line [i.e. from 4.5 metres to 3.07 metres]

Zoning Bylaw, 1992, No. 2050, 41 (5) (a) (iii) - Siting Requirements: Principal Building - Rear Setback: A 4.76-metre reduction to the requirement that no Principal Building shall be located within 7.5 metres of a Rear Lot Line [i.e. from 7.5 metres to 2.74 metres]

Zoning Bylaw, 1992, No. 2050, 41 (6) - Usable Open Space: An exemption from the requirement that usable open space be provided in an amount of not less than 5% of the Area of the Parcel

Parking Bylaw, 1992, No. 2011, 13 (1)(a)(iii) - Number of Off-Street Parking Spaces: A reduction of required parking spaces from 2 spaces per dwelling unit to 1 space per dwelling unit.

Attachments: [Appendix A - Aerial Map and RM-1 Zone](#)
[Appendix B - Architectural Drawings, Landscape Plan, and Surveyor's Site Plan](#)
[Appendix C - Applicant's Presentation 633 Nelson Street](#)

5) [21-019](#) Detached Accessory Dwelling Unit Regulations and Guidelines

Recommendation:

That the Advisory Planning Commission receive Staff Report APC-21-002 for information and provide a recommendation to Council regarding the proposed regulations and guidelines for the legalization of Detached Accessory Dwelling Units in the Township of Esquimalt.

Attachments: [Appendix A :Eligible Properties November 2020](#)
[Appendix B: Summary of proposed regulations 2021](#)
[Appendix C: Survey results](#)

6) [21-030](#) Electric Vehicle-Ready New Residential Construction Regulations

Recommendation:

That the Advisory Planning Commission receive staff report APC-21-006 for information and provide Council with a recommendation to approve the EV-ready new residential construction regulations as proposed.

Attachments: [Load sharing requirements EV ready](#)

6. **ADJOURNMENT**