



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Agenda - Final

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

APC Design Review Committee

Wednesday, March 10, 2021

2:30 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. **STAFF REPORTS**

- 1) [21-141](#) Official Community Plan Amendment and Rezoning Application - 819, 821, 823 Esquimalt Road, Staff Report No. DRC-21-004

Recommendation:

That the Esquimalt Design Review Committee [DRC] recommends that the application for an Official Community Plan amendment to change the 'Proposed Land Use Designations' map by changing the designation applied to 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'; and the associated Zoning amendment to authorize development of ninety-two (92) seniors multi-family residential units and one commercial unit as sited on the survey plan prepared by J.E. Anderson and Associates Surveyors - Engineers, stamped "Received March 1, 2021", and incorporating the height and massing consistent with the architectural plans provided by Zeidler Architecture, stamped "Received March 1, 2021", detailing the development proposed to be located at 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], **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 - 819 Esquimalt Road - Drwgs Shdw LP BCLS - March 1 stmp](#)
[Appendix B - SitePln Airphoto OCP Zone Maps](#)
[Appendix C - 819 Esquimalt Road - Green Building Checklist](#)
[Appendix D - Applicant Narrative](#)
[Appendix E - 819 Esquimalt Road - Hythe Point - DRC Presentation](#)

- 2) [21-144](#) Development Permit Application - 874 Fleming Street, Staff Report DRC-21-005

Recommendation:

That the Esquimalt Design Review Committee [DRC] recommends to Council that the application for a Development Permit authorizing the form and character of the proposed development of a 21 metre [6 storey], 137 unit, affordable rental, multiple family residential, building consistent with the architectural plans provided by Low Hammond Rowe Architects, the landscape plan provided by LADR Landscape Architects and sited in accordance with the site plan provided by Powell and Associates BC Land Surveyors, all stamped "Received December 18, 2020", to be located at 874 Fleming Street [PID 002-900-246, Lot B, Section 10, Esquimalt District, Plan 25267], 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 - 874 Fleming Street - Drwgs CB LP BCLS Dec18 20](#)
[Appendix B - 874 Fleming Street - Site Plan Airphoto](#)
[Appendix C - 874 Fleming Street - Applicant Narrative](#)
[Appendix D - 874 Fleming Street - Applicant Responses - DPA No. 1, 6, 7, 8](#)
[Appendix E - 874 Fleming Street - Green Building Checklist](#)
[Appendix F - 874 Fleming Street - Landscape Estimate](#)
[Appendix G - GVHS LHRA DP DRC Presentation](#)

5. OTHER BUSINESS

- 1) [21-135](#) 2019 - 2023 Strategic Priorities

Attachments: [2019-2023 Strategic Priorities Report - 2021](#)

6. ADJOURNMENT