



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

## Agenda - Final-revised

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

### Advisory Planning Commission

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Tuesday, March 23, 2021

7:00 PM

Esquimalt Council Chambers

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*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) [21-171](#) Minutes of the Advisory Planning Commission Meeting, February 16, 2021

*Attachments:* [2021 02 16 Advisory Planning Commission Minutes - Draft](#)

5. **STAFF REPORTS**

- 1) [21-162](#) Rezoning Application - 1131 Wychbury Avenue [PID: 005-910-951, Lot 12, Block 1, Section 11, Esquimalt District, Plan 5725]; Staff Report No. APC-21-010

***Recommendation:***

The Esquimalt Advisory Planning Commission recommends that the application for rezoning, which would facilitate the future subdivision of 1131 Wychbury Avenue [PID: 005-910-951, Lot 12, Block 1, Section 11, Esquimalt District, Plan 5725], and the construction of an additional house to the south of the existing dwelling, as sited in accordance with the BCLS Site Plan prepared by Explorer Land Surveying Inc., stamped "Received March 1, 2021", and incorporating the height and massing consistent with the architectural plans prepared by Zebra Design, stamped "Received February 25, 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 - 1131 Wychbury Ave - Drwgs LP BCLS - Feb25 Mar1 stmp](#)  
[Appendix B - 1131 Wychbury Ave - Site Plan Airphoto OCP Zn Maps RS-1 Zone](#)  
[Appendix C - 1131 Wychbury Ave - Applicant Narrative](#)  
[Appendix D - 1131 Wychbury Ave- Green Building Checklist](#)  
[Appendix E - 1131 Wychbury Ave - Zebra Design APC Presentation](#)

- 2) [21-169](#) Official Community Plan Amendment and Rezoning Application - 819, 821, 823 Esquimalt Road, Staff Report No. APC-21-011

***Recommendation:***

That the Advisory Planning Commission [APC] 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 Pointe - APC Presentation](#)

- 3) [21-148](#) Development Variance Permit Application – 836 Viewfield Road  
Staff Report No.: APC-21-009

***Recommendation:***

That the Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Variance Permit authorizing an increase to the size of a liquor lounge at a beverage manufacturing location in the Light Industrial zone, consistent with the architectural plans provided by Finlayson Bonet Architecture Ltd., all

stamped "Received February 17, 2021" and including the following variance for the property located at 836 Viewfield Road [PID 003-882-497; Amended Lot 5 (DD 2389511), Section 11, Esquimalt District, Plan 808], be forwarded to Council with a recommendation to either approve, approve with conditions, or deny the application; and provide reasons for the recommendation.

**Vary Zoning Bylaw 1992, No. 2050 Section 53 (3)(b) Floor Area - Liquor Lounge:**

An increase to the permitted floor area for a Liquor Lounge from 60 square metres to 160 square metres, for a variance of 100 square metres.

*Attachments:* [Appendix A - Air photo and Light Industrial zone](#)  
[Appendix B - Architects drawings](#)

**6. OTHER BUSINESS**

- 1) [21-136](#) 2019 - 2023 Strategic Priorities

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

**7. ADJOURNMENT**