



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Agenda - Final

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

Advisory Planning Commission

Tuesday, July 20, 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. OTHER BUSINESS

- 1) [21-408](#) Election of Chair and Vice Chair
- 2) [21-409](#) Township of Esquimalt: 2020 Annual Report

Attachments: [2020 Annual Report](#)

5. MINUTES

- 1) [21-394](#) Minutes of the Advisory Planning Commission, May 18, 2021

Attachments: [2021 05 18 Advisory Planning Commission Minutes - Draft](#)

6. STAFF REPORTS

- 1) [21-403](#) Rezoning Application - 482 Lampson Street
Staff Report No.: APC-21-016

Recommendation:

The Esquimalt Advisory Planning Commission recommends that the application for rezoning, which would facilitate the future construction of a duplex to be located behind the existing home as sited in accordance with the BCLS Site Plan prepared by Wey Mayenburg Land Surveying Inc., stamped "Received June 29, 2021", and incorporating the height and massing consistent with the architectural plans prepared by McNeil Building Designs Limited, stamped "Received June 29, 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 - Map, Air photo, RD-4 zone](#)
[Appendix B - BCLS Site Plan, Architectural drawings, Landscape Plan](#)
[Appendix C - Letter to Mayor & Council & Green Building Checklist](#)
[Appendix D - Applicants APC presentation](#)

- 2) [21-405](#) Development Permit and Development Variance Permit Application – 1019 Colville Road, Staff Report No. APC-21-018

Recommendation:

1. That the Esquimalt Advisory Planning Commission recommends to Council that the application for a Development Permit for a new accessory building sited in accordance with the surveyor's site plan provided by James Worton, B.C.L.S., stamped "Received June 3, 2021" to either approve, approve with conditions, or deny the application including reasons for the chosen recommendation;
2. That the Esquimalt Advisory Planning Commission recommends to Council that the Development Variance Permit including the following variances to Zoning Bylaw, 1992, No. 2050 as delineated in the surveyor's site plan provided by James Worton, B.C.L.S., stamped "Received June 3, 2021" for the property located at PID 006-328-661, Amended Lot 10 (DD 114302-I) Block 20 Section 10 Esquimalt District, Plan 2546 [1019 Colville Road] to either approve, approve with conditions, or deny the application including reasons for the chosen recommendation:

Zoning Bylaw, 1992, No. 2050, 34 (9)(b)(i) - Front Setback: An exemption from the requirement that no Accessory Building shall be located in front of the front face of the Principal Building; instead, no Accessory Building shall be located within 12.4 of the Front Lot Line.

Zoning Bylaw, 1992, No. 2050, 34 (9)(b)(ii) - Side Setback: A 0.4 metre reduction to the requirement that no Accessory Building shall be located within 1.5 metres of a Interior Side Lot Line. [i.e. from 1.5 metres to 1.1 metres]

Attachments: [Appendix A - Aerial Map and RS-1 Zone](#)
[Appendix B - Structural Drawings and Surveyor's Site Plan](#)
[Appendix C - Applicant's Comments for Development Permit Area Guidelines](#)

- 3) [21-407](#) Official Community Plan Amendment and Rezoning Application - 880 Fleming Street, Staff Report No. APC-21-019

Recommendation:

That the Advisory Planning Commission [APC] recommends that the application for an Official Community Plan amendment to change the Development Permit Area applied to 880 Fleming Street from DPA No.3 - Enhanced Design Control Residential to DPA No. 6 - Multi-Family Residential and the associated Zoning amendment to authorize development of forty-five (45) multi-family residential units, including 42 rental units of which 28 units would be rented below market rent, and three (3) stratified, two storey

penthouse units, as sited on the survey plan prepared by Wey Mayenburg Land Surveying Inc., stamped "Received April 26, 2021", and incorporating the height and massing consistent with the architectural plans provided by Steller Architectural Consulting, stamped "Received April 26, 2021", detailing the development proposed to be located at 880 Fleming Street [PID 030-353-556; Lot 1, Section 10, Esquimalt District, Plan EPP78715], **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 - 880 Fleming Street - Drwgs BCLS LP](#)
[Appendix B - Site Location Airphoto OCP Zn Maps](#)
[Appendix C - Green Building Checklist](#)
[Appendix D - Arborist Tree Assessment](#)
[Appendix E - Watt Parking Study](#)
[Appendix F - 880 Fleming Street - Applicant APC Presentation](#)

7. ADJOURNMENT