



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Agenda - Final-revised

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

Advisory Planning Commission

Tuesday, November 16, 2021

7:00 PM

Esquimalt Council Chambers

During Phase 3 of the BC Restart Plan no more than 40 people will be permitted in the Council Chambers, which includes Committee members, staff, presenters, and approximately 20 members of the public. It is mandatory that anyone attending a meeting in-person wear a facemask while in Municipal Hall. Due to the limited seating available, if you wish to attend a meeting, we recommend that you call the Corporate Officer at 250-414-7135 or email corporate.services@esquimalt.ca to reserve a seat. To attend a meeting in-person, please contact the Corporate Officer at 250-414-7135 or email corporate.services@esquimalt.ca by noon on the day of the meeting to reserve a seat. Meetings are streamed live online at www.esquimalt.ca/legistar.com/calendar.aspx

1. CALL TO ORDER

2. LATE ITEMS

3. APPROVAL OF THE AGENDA

4. GREETINGS FROM MAYOR DESJARDINS

5. MINUTES

- 1) [21-562](#) Minutes of the Advisory Planning Commission Meeting, October 19, 2021

Attachments: [2021 10 19 Advisory Planning Commission Minutes - Draft](#)

6. STAFF REPORTS

- 1) [21-560](#) Development Variance Permit Application – 856 and 858 Esquimalt Road
Staff Report No.: APC-21-023

Recommendation:

That the Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Variance Permit, authorizing the variances to the CD-80 zone as attached in Appendix 'A', for the proposed development of 198 rental apartment dwelling units and 803 square metres of commercial space as sited on the survey plans prepared by J.E. Anderson & Associates, stamped "Received October 1, 2021", consistent with the architectural plans provided by WA Architects, stamped "Received October 1, 2021", and the landscape plans by LADR Landscape Architects, stamped "Received August 12, 2021", for the property located at 856 and 858 Esquimalt Road, [PID 002-925-966; Lot 2, Section 11, Esquimalt District, Plan 23904 and PID 026-691-418; Lot A, Section 11, Esquimalt District, Plan VIP80973], be forwarded to Council with a recommendation to either approve, approve with

conditions, or deny the application; and provide reasons for the recommendation.

Attachments: [Appendix A - Proposed Variances to Zoning Bylaw CD-80 zone](#)
[Appendix B - CD-80 zone and Maps - Air Photo, OCP Designations, DP Areas, Zoning](#)
[Appendix C - Architectural Drawings, BCLS Site Plan, Landscape Plans](#)
[Appendix D - Green Building Checklist](#)
[Appendix E - Applicants APC Presentation - 856 & 858 Esquimalt Road](#)

- 2) [21-570](#) APC Review 1195 Munro Street - Development Permit for a Detached Accessory Dwelling Unit (DADU)

Recommendation:

That the Esquimalt Advisory Planning Commission recommends to Council that the application for a Development Permit authorizing the design of a Detached Accessory Dwelling Unit to be constructed at 1195 Munro Street, legally described as Lot 3, Section 11, Esquimalt District Plan 5391 have a PID of 005-970-059, in accordance with the BCLS Site Plan prepared by Wey Mayenburg Land Surveying Inc, the architectural drawings prepared by Xquimalt, and the landscape plan prepared by 4Site Landscape Architecture , all stamped "Received September 9, 2021", be forwarded to Council with a recommendation to either approve, approve with conditions, or deny the application; and including reasons for the chosen recommendation.

Attachments: [Appendix A Key Map 1195 Munro](#)
[Appendix B Architectural Plans, Site Plan, and Site Survey](#)
[Appendix C Landscape Plan rec'd Oct 21, 2021](#)
[Appendix D OCP Development Permit Area Guidelines](#)
[Appendix E Green Building Checklist](#)
[Appendix F 1195 MUNRO ST - NOV 16 APC PRESENTATION](#)

- 3) [21-569](#) APC Review - 1221 Carlisle Avenue Rezoning for a 213-unit multi-family building

Recommendation:

That the Esquimalt Advisory Planning Commission recommends to Council that the rezoning application to authorize the proposed development of a 213-unit, 5-storey, multi-family apartment building consistent with the architectural plans provided by dHKarchitects, attached as Appendix "B" to Staff Report DRC-21-018 and sited in accordance with a site plan prepared by McElhanney and included as page A100 in the architectural drawing package to be located at 1221 Carlisle Avenue

Lot	Section	Plan	PID
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11	11	VIP946	002-179-105
14	11	VIP946	008-183-309

15	11	VIP946	008-183-376
16	11	VIP946	000-248-134
17	11	VIP946	008-183-422
18	11	VIP946	008-183-481
19	11	VIP946	008-183-546
20	11	VIP946	005-587-638
21	11	VIP946 (See Note)	008-183-597
21	11	VIP946 (See Note)	008-183-601
22	11	VIP946	008-183-619
23	11	VIP946	008-183-635
A	11	VIP3829	006-111-092
B	11	VIP3829	006-111-131

Note:

PID 008-183-601 EXC THAT PT LYING TO THE E OF A STRAIGHT BOUNDARY JOINING THE POINTS OF BISECTION OF THE N EASTERLY & S WESTERLY BOUNDARIES OF SAID LOT
PID 008-183-597 THAT PT LYING TO THE E OF A STRAIGHT BOUNDARY JOINING THE POINTS OF BISECTION OF THE N EASTERLY & S WESTERLY BOUNDARIES OF SAID LOT.

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 Key Map](#)
[Appendix B - Architectural Drawing Package](#)
[Appendix C Landscape Plan](#)
[Appendix D Green Building Checklist](#)
[Appendix E - Traffic Impact Assessment](#)
[Appendix F - Parking Study](#)
[Appendix G - Letter to Mayor and Council](#)
[Appendix H - Architects Presentation](#)

7. ADJOURNMENT