



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY PLANNING COMMISSION MINUTES OF OCTOBER 15, 2019 COUNCIL CHAMBERS, MUNICIPAL HALL

PRESENT:	Graeme Dempster Fil Ferri Michael Angrove	Chris Munkacsi Marie Fidoie Duncan Cavens
ABSENT:	Helen Edley	
STAFF:	Bill Brown, Director of Development Services, Staff Liaison Alex Tang, Planner Pearl Barnard, Recording Secretary	

I. CALL TO ORDER

Graeme Dempster, Chair, called the Advisory Planning Commission meeting to order at 7:00 p.m.

II. LATE ITEMS

There were no late items.

III. APPROVAL OF THE AGENDA

Moved by Chris Munkacsi, seconded by Marie Fidoie: That the agenda be approved as circulated.
Carried Unanimously

IV. ADOPTION OF MINUTES

Moved by Fil Ferri seconded by Marie Fidoie: That the minutes of August 20, 2019, be adopted as circulated. **Carried Unanimously**

V. STAFF REPORTS

1) Temporary Use Permit 624 Admirals Road

Bill Brown, Director of Development Services provided an overview of the Temporary Use Permit Application for 624 Admirals Road.

Commission comments and questions included (Staff Response in italics):

- Is the property owned by the developer? *No, they are leasing it.*
- Have there been any complaints from the neighbours? *A notice will be sent to owners and occupants within 100 metres of the subject property.*

RECOMMENDATION:

Moved by Marie Fidoie, seconded by Chris Munkacsi: That the Esquimalt Advisory Planning Commission recommends to Council that the application for a Temporary Use Permit authorizing the site at 624 Admirals Road [PID: 006-463-312; Lot 154, Esquimalt District Plan VIP2854 Suburban Lot 43] to be temporarily used as a 'Construction Laydown Site', be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve as it is a reasonable use of the property for the duration of the construction project.
Carried Unanimously

**2) OCP Amendment & Rezoning Application
515 Admirals Road
533 Admirals Road**

Bernard Dumas, owner, was in attendance to answer questions regarding the OCP Amendment & Rezoning Application for 515 & 533 Admirals Road.

Commission comments and questions included (*Response in italics*):

- Where does the demand for parking come from? *Parking was desired by the applicant for the clientele and staff.*
- Parking was discussed. Members had concerns with the amount of surface parking. *If there is not enough parking could lose customers.*
- A house will be taken down to create a parking lot.
- Does Esquimalt have guidelines regarding distances between driveways? *Staff does not believe so.*
- Why not a CD zone? *Not required as both parcels will be developed as a C-6 zone*

RECOMMENDATION:

Moved by Graeme Dempster seconded by Mike Angrove: That the Esquimalt Advisory Planning Commission recommends that the rezoning application for a change of zoning from RM-2 to C-6 at 515 Admirals Road [PID 006-387-519 Lot 190, Suburban Lot 39, Esquimalt District, Plan 2854] and the Official Community Plan amendment for a change in Development Permit Area from 'Multi-Family Residential' to 'Commercial' at 515 Admirals Road [PID 006-387-519 Lot 190, Suburban Lot 39, Esquimalt District, Plan 2854] and 533 Admirals Road [PID 017-031-044 Lot 1, Suburban Lots 39 and 40, Esquimalt District, Plan VIP51816] be forwarded to Council with a recommendation to approve, with consideration given to a possible reduction of the surface parking, as it is an extension of the existing zone and will facilitate expansion and construction of the pub. **Carried Unanimously**

VI. ADJOURNMENT

The meeting adjourned 7:35 p.m.

CERTIFIED CORRECT

CHAIR, ADVISORY PLANNING COMMISSION
THIS 19th DAY OF NOVEMBER 2019

CORPORATE OFFICER