



195 Notices Mailed September 20, 2022

September 20, 2022

DEVELOPMENT VARIANCE PERMIT NOTICE

Dear Resident,

The owners of 856 and 858 Esquimalt Road have applied for a development variance permit to build 198 rental apartment dwelling units and 803 square metres of commercial space in two buildings, over a shared underground parking structure, with a small surface parking lot, and outdoor amenity space, at this location.

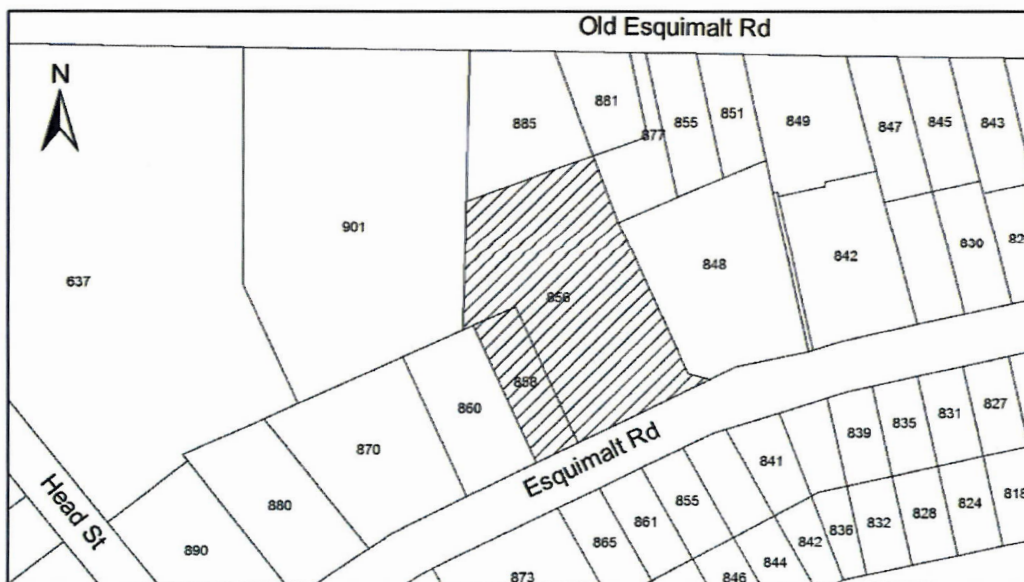
What does this mean?

As part of the application, the public has an opportunity to provide input to Council regarding the proposed variances. All variances to the Township's Zoning Bylaw 1992, No. 2050 must be considered by Council. The Zoning Bylaw can be found on the Township's website at:

<https://www.esquimalt.ca/government-bylaws/bylaws-enforcement/bylaws/zoning-bylaw-consolidated>

Details:

Site Location: 856 and 858 Esquimalt Road



Legal Description: 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

1229 Esquimalt Road
Esquimalt BC V9A 3P1
t. 250-414-7103
f. 250-414-7160
www.esquimalt.ca

Purpose of the application:

The applicant would like to build a different development than was originally proposed for the Comprehensive Development District No. 80 zone, without increasing the density allowed within this zone.

Therefore, the applicant is requesting the following variances to **Section 67.67 Comprehensive Development District No. 80 [CD No. 80] of Zoning Bylaw 1992, No. 2050.**

Vary Section (5) Commercial Space - to decrease the required floor area intended for commercial uses from 934 square metres to 802 square metres; with the provision that at least two commercial units be provided, with the smallest unit measuring at least 115 square metres in size.

Vary Section (7) Lot Coverage - to increase the allowed lot coverage from 39% to 50% at the first storey, and to 83% of the area of the parcel, to accommodate the parking structure.

Vary Section (8) Siting Requirements - that the setbacks that had been written for two 12-storey buildings be altered to accommodate two 6-storey buildings having larger footprints. (For a complete list of the proposed siting setbacks and exceptions refer to Development Variance Permit No. DVP00115 at the Municipal Hall, 3rd floor counter or on the website Development Tracker page, see below.)

Vary Section (10) Off Street Parking - allowing parking spaces to be provided more specifically to accommodate the buildings that are being proposed. (For a complete list of the proposed parking variances refer to the Development Variance Permit No. DVP00115.)

Input opportunities:

The Municipal Council will consider this application at the **Regular Meeting of Council commencing at 7 p.m., Monday, October 3, 2022, in the Council Chambers, Esquimalt Municipal Hall, 1229 Esquimalt Road.** Affected persons may make representations to Council at that time or submit written comments by 12:00 pm (noon) on the day of the meeting by email to corporate.services@esquimalt.ca, or by mail or delivery to the Municipal Hall at 1229 Esquimalt Road, Esquimalt, BC, V9A 3P1. If you would like to register to provide comments during the meeting via telephone, please contact the Corporate Officer at 250-414-7135 prior to 4:30 p.m. on the day of the meeting.

A copy of the development variance permit can be reviewed on the Township's website from September 20, 2022 until October 3, 2022 by viewing the Development Tracker at <https://www.esquimalt.ca/business-development/development-tracker/development-variance-permit-applications>. Alternatively, it may be viewed at the Municipal Hall, at the Development Services counter between 8:30 a.m. and 4:30 p.m., Monday to Friday from September 20, 2022, until October 3, 2022, excluding statutory holidays.

Personal information contained in communications to Council on this matter is collected under the authority of section 26 (c) of the Freedom of Information and Protection of Privacy Act and will be used to assist Council members in decision making. Comments expressed orally during the meeting will be webcast live and recorded to form part of the public record. Written submissions will form part of the Township's public record and may be included in a public agenda and posted on our website. Your phone number and email address will not be disclosed; however, your address is considered relevant to this proposal and will be disclosed to inform Council of your opinion in relation to the proposed variances. Questions regarding the collection of personal information may be referred to the Corporate Officer at corporate.services@esquimalt.ca or 250-414-7135.

More information about the project: Karen Hay, Development Services; 250-414-7179

Thank you,
Deb Hopkins, Corporate Officer