



## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

### ADVISORY PLANNING COMMISSION

#### AGENDA

TUESDAY OCTOBER 15, 2019

7:00 P.M.

COUNCIL CHAMBER, MUNICIPAL HALL

- 
- I. CALL TO ORDER
  - II. LATE ITEMS
  - III. ADOPTION OF AGENDA
  - IV. ADOPTION OF MINUTES – August 20, 2019
  - V. STAFF REPORTS

#### 1) TEMPORARY USE PERMIT

##### 624 Admirals Road

PID: 006-463-312; Lot 154, Suburban Lot 43, Esquimalt District, Plan 2854

##### Purpose of Application:

The purpose of this Temporary Use Permit is to allow the site at 624 Admirals Road to be temporarily used as a construction laydown site for two years, during the construction of the new building to the south at 622 Admirals Road. The proposed site will be used for temporary power, dewatering equipment, to marshal concrete and supply trucks, the storage of steel and other construction materials, and for parking. Refer to letter and illustration, attached. The existing building will be used as the construction office.

The Esquimalt Official Community Plan and the Zoning Bylaw allow Council to consider approving a commercial or industrial land use on a temporary basis for a period up to 3 years, with appropriate notification (as required by the *Local Government Act*). If necessary, the temporary land use may be permitted for a second term, however, only one renewal is permitted.

##### Recommendation:

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 to either **approve, approve with additional conditions or deny the application; and provide reasons for chosen recommendations.**

#### 2) OCP AMENDMENT & REZONING APPLICATION

515 Admirals Road

[PID 006-387-519 Lot 190, Suburban Lot 39, Esquimalt District, Plan 2854]

533 Admirals Road

[PID 017-031-044 Lot 1, Suburban Lots 39 and 40, Esquimalt District, Plan VIP51816]

**Purpose of the Application:**

The applicant is requesting a change in zoning for the parcel at 515 Admirals Road from the current RM-2 [Multiple Family Residential] zone to C-6 [Licensed Liquor Establishment] zone to accommodate a consolidation of the two parcels, 515 & 533 Admirals Road, for a proposed licensed liquor establishment. The parcel at 533 Admirals is already zoned C-6, but the consolidation of the two parcels would allow for more area for surface parking to serve the proposed licensed liquor establishment.

In addition, the applicant is requesting for a change in Official Community Plan Development Permit Area, from the current 'Multi-Family Residential' to 'Commercial' in order to better correspond the proposed development to the appropriate guidelines of the Development Permit Areas. As the two parcels are already designated 'Commercial/Commercial Mixed-Use' for its proposed land use, it is rational to amend the Development Permit Area to 'Commercial' in Schedule H of the Official Community Plan.

Evaluation of this application should focus on issues relevant to zoning such as the proposed height, density, massing, unit sizes, siting, setbacks, lot coverage, usable open space, the building's relation to adjacent and surrounding sites, and whether the proposed uses are appropriate and consistent with the overall direction contained within the Official Community Plan.

This site is located within Development Permit Area No. 1 - Natural Environment, No. 6 – Multi-Family Residential, No. 7 - Energy Conservation and Greenhouse Gas Reduction and No. 8 - Water Conservation of the Township's Official Community Plan. Should the Official Community Plan amendment and rezoning be approved, the Development Permit application would be considered for consistency against the guidelines of Development Permit Area No. 4 Commercial rather than Development Permit Area No. 6 – Multi-Family Residential. Furthermore, the form and character of the buildings, landscaping, and consistency with guidelines relating to natural environment protection, energy conservation, greenhouse gas reduction, and water conservation would be controlled by a Development Permit that would be considered by Council at a future date as the proposed development is still situated within Development Permit Areas 1, 7 and 8.

**Recommendation:**

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 either approve, approve with conditions, or deny the application including reasons for the chosen recommendation.**

**VI. ADJOURNMENT**



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY PLANNING COMMISSION  
MINUTES OF AUGUST 20, 2019  
COUNCIL CHAMBERS, MUNICIPAL HALL

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<b>PRESENT:</b>	Graeme Dempster Fil Ferri Michael Angrove	Helen Edley Marie Fidoe Duncan Cavens
<b>ABSENT:</b>	Chris Munkacsi	
<b>STAFF:</b>	Bill Brown, Director of Development Services, Staff Liaison Pearl Barnard, Recording Secretary	
<b>COUNCIL LIAISON:</b>	Councillor Meagan Brame Councillor Jacob Helliwell	

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**I. CALL TO ORDER**

Graeme Dempster, Chair, called the Advisory Planning Commission meeting to order at 7:02 p.m.

**II. LATE ITEMS**

There were no late items

**III. APPROVAL OF THE AGENDA**

Moved by Marie Fidoe, seconded by Fil Ferri: That the agenda be approved as circulated.  
**Carried Unanimously**

**IV. ADOPTION OF MINUTES**

Mike Angrove requested the APC July 19, 2019, Minutes be amended to include Commission members Duncan Cavens & Mike Angrove in opposition of Staff Report (1) Rezoning Application – 524 Admirals Road

Moved by Helen Edley seconded by Fil Ferri: That the minutes of July 16, 2019, be adopted as amended. **Carried Unanimously**

**V. STAFF REPORTS**

**1) Development Variance Permit  
1010 Wychbury Avenue**

Marni Vistisen-Harwood, School District No. 61 (Greater Victoria), provided an overview of the Development Variance Permit Application for 1010 Wychbury Avenue

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

- How many parking spots on average does staff currently use? *They use all 25.*
- *Is staff already overflowing into the DND spots and are there any extra spaces in the DND lot? Yes it is not full.*
- Are there open & secure bike racks on the property? *Will have to put at least one bike rack in.*
- Community consultation was discussed. First meeting was with PAC and the teachers. Staff clarified that the Township of Esquimalt would be sending out a notice to 50 metres of the subject property.

- Is the Macaulay Street parking ever used by the school? *Not by the teachers but it is used by parents for drop off and pick up.*

**RECOMMENDATION:**

Moved by Duncan Cavens, seconded by Marie Fidoe: That the application for a Development Variance Permit, requesting the decrease in the number of required parking spaces for the addition of a Group Children's Day Care Centre as per Site Plan prepared by Bradley Shuya Architect Inc. stamped "Received August 14, 2019" and to include the following variance to Parking Bylaw, 1992, No. 2011 for the property located at 1010 Wychbury Avenue [ PID 002-775-084, Lot A, Section 11, Esquimalt District, Plan 26297] be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve as the staff parking is accommodated on DND land and parking concerns at the school are more to do with parents than with staff.

**Parking Bylaw, 1992, No. 2011, Part 5 – Parking Requirements, Section 13 – Number of Off- Street Parking Spaces** (d) Public Institutional (Schools – Elementary and Junior Secondary) – A reduction to the number of required vehicle parking spaces from 38 to 25. **Carried Unanimously**

**2) Development Permit Application and Development Variance Permit Application  
455 Sturdee Street**

Bill Brown, Director of Development Services and Aaron Flaig, Pacific East Developments Limited provided an overview of the Development Permit and Development Variance Permit Applications for 455 Sturdee Street

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

- What is the policy on Park dedication? *Addressed in the local Government Act. Seems like a small amount of Parkland. Will the Parkland be identified? Yes. Need to find ways to increase Park space. Will there be Public Access? Yes, from the road end.*
- Where did the 9.0 geodetic metres come from? *It is the recommendation in the Engineering Tsunami Report. Average grade would be a better calculation to use than geodetic, would force the Architect to take into account the topology of the land more. In terms of Lot C, if average grade was used the area would be insufficient for a reasonable size home; this is a very difficult site.–No issue with the front and setbacks variances.*
- Were two lots considered? *There are currently two lots there. Three lots will provide more population and increase the tax base for the municipality. The neighbours support the three lot proposal. If it was only two lots, Park dedication would not be required and there would be no way for a walkway along there.*
- Where is the house going on Lot C? *To be determined*
- Concerns with building in the Tsunami Zone.

**RECOMMENDATION:**

1) Moved by Graeme Dempster seconded by Helen Edley: That the application for a Development Permit for the "Protection of Development From Hazardous Conditions" for a proposed three-lot bare land strata subdivision (Appendix "C") prepared by Powell & Associates, BC Land Surveyors and stamped "Received August 14, 2019" that would set the minimum habitable floor height at 9.0 m geodetic be forwarded to Council with a recommendation to approve as the development will add value to the Community, is a reasonable expansion of the existing two lots and the height is the recommendation of the Engineering Report. **Carried** (1 opposed Fil Ferri).

2) Moved by Marie Fidoe seconded by Helen Edley: That the application for a Development Variance Permit allowing for the future construction of two detached dwellings on Proposed Strata Lots "B" and "C" for Strata Plan EPS5951 as prepared by Powell & Associates B.C. Land Surveyors and stamped "Received August 14, 2019", including the

following variance be forwarded to Council with a recommendation to approve as the 9m metres is the Tsunami Hazard Zone and without it there is a high risk that the area would be insufficient for a reasonable size home.

**Zoning Bylaw, 1992, No. 2050, Section 36 (6)(a) – Building Height** – Principal Building – that the Building Height of the Principal Buildings be varied from a maximum Height for 7.3 metres to a maximum height of 16.3 metres geodetic (7.3 metres + 9.0 metres Tsunami Hazard Zone). **Carried** (1 opposed Duncan Cavens).

- 3) Moved by Mike Angrove seconded by Graeme Dempster: That the application for a Development Variance Permit allowing for the future construction of a detached dwelling on Proposed Lot “B”, Strata Plan EPS5951 as prepared by Powell & Associates B.C. Land Surveyors and stamped “Received August 14, 2019”, including the following variance be forwarded to Council with a recommendation to approve as the setback decreases the impact of the building on the waterfront.

**Zoning Bylaw, 1992, No. 2050, Section 36 (9)(a)(i) – Siting Requirements** – Principal Building – Front Setback: a 3.9 metre reduction from 7.5 metres to 3.6 metres. **Carried Unanimously**

- 4) Moved by Mike Angrove seconded by Marie Fidoe: That the application for a Development Variance Permit allowing for the future construction of a detached dwelling on Proposed Strata Lot “C”, Strata Plan EPS5951 as prepared by Powell & Associates B.C. Land Surveyors and stamped “Received August 14, 2019”, including the following variances be forwarded to Council with a recommendation to approve as the variance is internal to the site and adequate amenity space is provided.

**Zoning Bylaw, 1992, No. 2050, Section 36 (9)(a)(iii) – Siting Requirements** – Principal Building – Rear Setback: a 6.0 metre reduction from 7.5 metres to 1.5 metres. **Carried** (1 opposed Duncan Cavens).

### 3) Rezoning Application 874 Fleming Street

Kaye Melliship and Carly Abrahams, Greater Victoria Housing Society, Paul Hammond, Low Hammond Rowe Architects, Bev Windjack, LADR Landscape Architects, provided an overview of the Rezoning Application for 874 Fleming Street

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

- A lot of work went into retaining one Arbutus tree. How long before it is known if the Arbutus tree will survive. *An Arborist Report has been done and it was determined that the tree has about 50 years left.*
- Like the mixture of one, two, three and four bedroom units
- Angling the building created more green space
- *There are ground level patios, have you considered balconies for the upper storeys?* Yes, it was considered but there will be no balconies on the upper storeys.
- Clarification was sought on the number of parking spaces at the current building. *A parking study has been done; don't see any issue with parking. Consider scooter parking*
- Consider less parking. *Some people who live there will want parking*
- Development looks nice and fits well into the neighbourhood
- Setback make a lot of sense

#### **RECOMMENDATION:**

Moved by Duncan Cavens, seconded by Fil Ferri: That the Esquimalt Advisory Planning Commission recommends that the application for Rezoning, authorizing a 21 metre [6 storey], 137 unit, multiple family residential, affordable rental, building sited in accordance with the Site

Plan provided by Low Hammond Rowe Architects and incorporating height and massing consistent with the architectural plans provided by Low Hammond Rowe Architects both stamped “Received June 17, 2019”, detailing the development proposed to be located at 874 Fleming Street [PID 002-900-246, Lot B, Section 10, Esquimalt District Plan 25267] be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve because the proposal meets the need for affordable housing and is a sensitive development to the neighbourhood. **Carried Unanimously**

**VI. ADJOURNMENT**

The meeting adjourned 8:31 p.m.

CERTIFIED CORRECT

\_\_\_\_\_  
CHAIR, ADVISORY PLANNING COMMISSION  
THIS 15<sup>th</sup> DAY OF OCTOBER 2019

\_\_\_\_\_  
CORPORATE OFFICER

DRAFT



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C. V9A 3P1  
Telephone (250) 414-7100 Fax (250) 414-7111

APC Meeting: October 15, 2019

## STAFF REPORT

**DATE:** October 10, 2019

**TO:** Chair and Members of the Advisory Planning Commission

**FROM:** Karen Hay, Planner  
Bill Brown, Director of Development Services

**SUBJECT: TEMPORARY USE PERMIT  
624 Admirals Road  
PID: 006-463-312; Lot 154, Suburban Lot 43, Esquimalt District, Plan 2854**

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### RECOMMENDATION:

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 to either **approve, approve with additional conditions or deny the application; and provide reasons for chosen recommendations.**

### BACKGROUND:

#### Purpose of the Application

The purpose of this Temporary Use Permit is to allow the site at 624 Admirals Road to be temporarily used as a construction laydown site for two years, during the construction of the new building to the south at 622 Admirals Road. The proposed site will be used for temporary power, dewatering equipment, to marshal concrete and supply trucks, the storage of steel and other construction materials, and for parking. Refer to letter and illustration, attached. The existing building will be used as the construction office.

The Esquimalt Official Community Plan and the Zoning Bylaw allow Council to consider approving a commercial or industrial land use on a temporary basis for a period up to 3 years, with appropriate notification (as required by the *Local Government Act*). If necessary, the temporary land use may be permitted for a second term, however, only one renewal is permitted.

#### Context

**Applicant:** Glen Cameron and Jason Craik (Vista Independent Living LP.)

**Owner:** JRK Investment Management Inc., Inc.No. C0906022

**Property Size:** Metric: 763.22 m<sup>2</sup>

**Existing Land Use:** Vacant retail store building with parking lot

**Surrounding Land Uses:**

**North:** Multiple Family Residential (parking lot)

**South:** Construction Site

**East:** Multiple Family Residential

**West:** Multiple Family Residential

**Existing Zoning:** C-3 [Core Commercial]

**Temporary Use Permit Conditions**

The *Local Government Act* allows the local government to ‘specify conditions under which the temporary use may be carried on’. Staff is recommending the following conditions would form part of the Temporary Use Permit:

- a) ‘Construction Laydown Site’ means a site used by the ‘Development Company’ (Vista Independent Living LP.), their contractor (Avenir Construction) and sub-contractors, for the following uses; for the duration of and specifically for the construction of the building at 622 Admirals Road (The Project), subject to the following conditions:
- i. Temporary power (including a temporary hydro pole);
  - ii. Dewatering equipment;
  - iii. Parking and operation of heavy equipment (including but not limited to concrete trucks) required for The Project;
  - iv. Parking of employee vehicles for the contractor and their sub-contractors;
  - v. Storage of and loading of construction materials for The Project.
- b) Permit shall be valid until \_\_\_\_\_, 2021 [2 years from the date of approval].
- c) Hours of operation shall be limited by the Esquimalt “Maintenance of Property and Nuisance Regulation Bylaw, 2014, No. 2826”.  
Notwithstanding Bylaw No. 2826, the site will only be used:  
Saturdays: 9:00 am to 7:00 pm,  
Sundays and Statutory Holidays: 9:00 am to 5:00 pm, and  
Weekdays: 7:00 am to 7:00 pm.
- d) Fencing shall be in place at all times, and gates shall be locked after hours.
- e) Lighting shall be directed into the site and not spill over onto residential properties.
- f) There shall be no overnight camping on the site.
- g) There shall be no rock crushing or breaking of asphalt on the site.
- h) Dust shall be controlled at all times, and a dust control mesh [scrim] will be attached to the temporary [construction] fencing.
- i) No diesel, gasoline, propane, or natural gas powered generators shall be used on the site.



- j) The site must be kept free of rubbish and debris, and maintained in an acceptable manner.
- k) All work on the site shall meet WorkSafeBC Act and Regulations at all times.

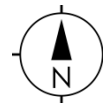
**PUBLIC NOTIFICATION:**

As this application includes a Temporary Use Permit application, should it proceed to Council, a notice will be mailed to tenants and owners of properties within 100 metres (328 feet) of the subject property. A notice would also be placed in one edition of the Victoria News; as required by the *Local Government Act*.

**ALTERNATIVES:**

1. Forward the application for a Temporary Use Permit to Council with a **recommendation of approval**.
2. Forward the application for a Temporary Use Permit to Council with a **recommendation of approval with additional conditions**.
3. Forward the application for a Temporary Use Permit to Council with a **recommendation of denial**.

624 Admirals Road - air photo



PROPOSED TEMPORARY USE FOR 624 ADMIRALS RD - ESQUIMALT ,BC

For VISTA INDEPENDENT LIVING LP.

Let this note provide insight into the proposed use of 622 Admirals Rd.

Please find an attachment showing site fencing on an overhead photo of the existing site and an additional drawing illustrating the proposed use of the site.

The drawing is pretty much self – explanatory showing steel laydown areas , temporary power , locations for marshalling concrete supply trucks and stationary concrete pumping. This area will also be offloading for large steel deliveries when concrete placement is not scheduled. As the building progresses past the steel and concrete phases different material deliveries will take over the central area until completion of the project.

As far as scheduling goes we expect to begin using the site in late September of 2019 but predominantly as a parking area for the first 2 months while the excavation and shoring portions of the foundation work are undertaken and It will be used as the laydown area for the duration of the project expecting completion in September of 2021.

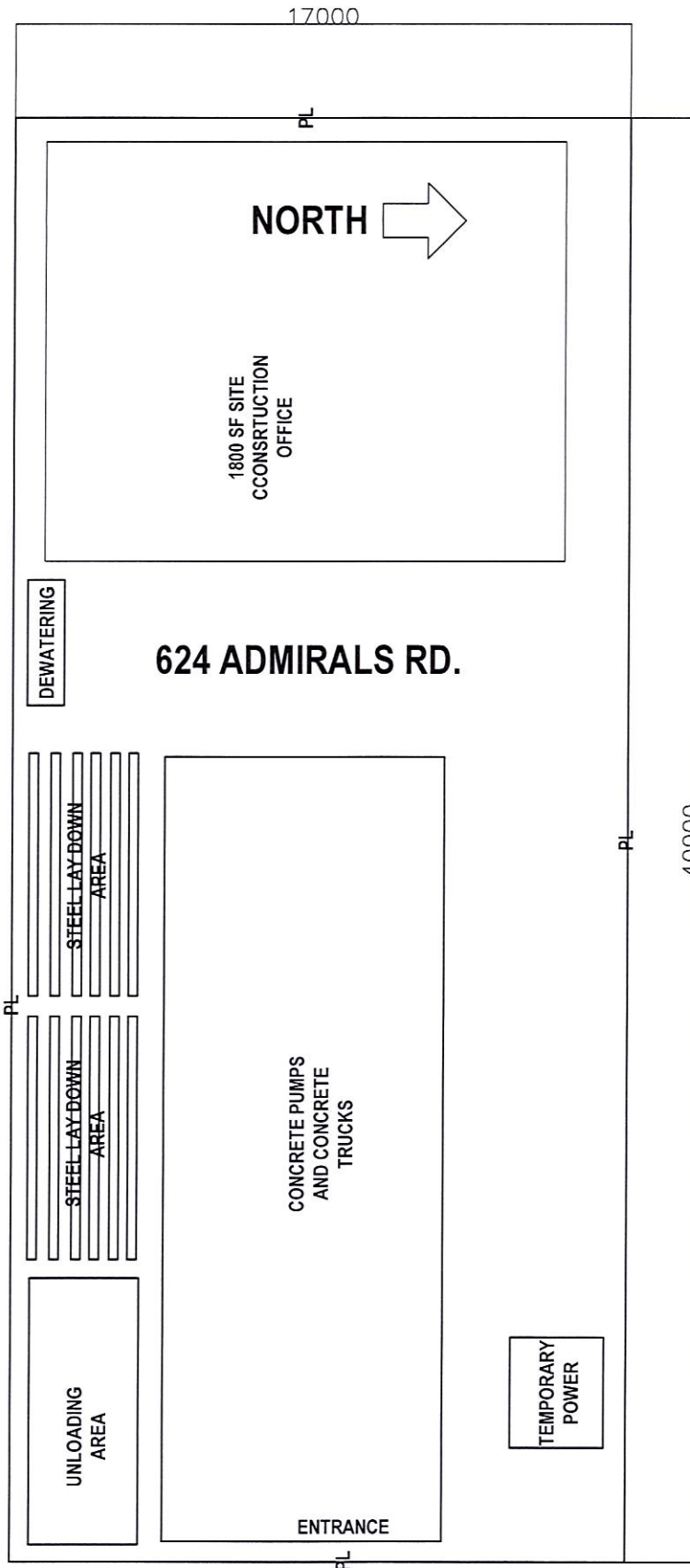
We expect the site and connecting roadways to be maintained in a clean and orderly fashion for the entire duration.

Glen Cameron – VP of Development

Avenir Construction (2018) Ltd.

August 13 , 2019





ADMIRALS RD.



Sentinel Apartments

18.28M / 60'-0"

42.67M / 140'-0"

624 ADMIRALS

622 ADMIRALS

DEMOLISHED  
LEGION BUILDING

Royal Canadian  
Legion-Pacific

622 Admiral Road

Admirals Rd

Admirals Rd

Admirals Rd

Admirals Rd

Admirals Rd

**LEGEND**



**FENCING**





## CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C. V9A 3P1  
Telephone (250) 414-7100 Fax (250) 414-7111

APC Meeting: October 15, 2019

### STAFF REPORT

**DATE:** October 10, 2019

**TO:** Chair and Members of the Advisory Planning Commission

**FROM:** Alex Tang, Planner  
Bill Brown, Director of Development Services

**SUBJECT: OCP AMENDMENT & REZONING APPLICATION**  
515 Admirals Road  
[PID 006-387-519 Lot 190, Suburban Lot 39, Esquimalt District, Plan 2854]  
533 Admirals Road  
[PID 017-031-044 Lot 1, Suburban Lots 39 and 40, Esquimalt District, Plan  
VIP51816]

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#### **RECOMMENDATION:**

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 either approve, approve with conditions, or deny the application including reasons for the chosen recommendation.**

#### **BACKGROUND:**

##### **Purpose of the Application:**

The applicant is requesting a change in zoning for the parcel at 515 Admirals Road from the current RM-2 [Multiple Family Residential] zone to C-6 [Licensed Liquor Establishment] zone to accommodate a consolidation of the two parcels, 515 & 533 Admirals Road, for a proposed licensed liquor establishment. The parcel at 533 Admirals is already zoned C-6, but the consolidation of the two parcels would allow for more area for surface parking to serve the proposed licensed liquor establishment.

In addition, the applicant is requesting for a change in Official Community Plan Development Permit Area, from the current 'Multi-Family Residential' to 'Commercial' in order to better correspond the proposed development to the appropriate guidelines of the Development Permit Areas. As the two parcels are already designated 'Commercial/Commercial Mixed-Use' for its proposed land use, it is rational to amend the Development Permit Area to 'Commercial' in

Schedule H of the Official Community Plan.

Evaluation of this application should focus on issues relevant to zoning such as the proposed height, density, massing, unit sizes, siting, setbacks, lot coverage, usable open space, the building's relation to adjacent and surrounding sites, and whether the proposed uses are appropriate and consistent with the overall direction contained within the Official Community Plan.

This site is located within Development Permit Area No. 1 - Natural Environment, No. 6 – Multi-Family Residential, No. 7 - Energy Conservation and Greenhouse Gas Reduction and No. 8 - Water Conservation of the Township's Official Community Plan. Should the Official Community Plan amendment and rezoning be approved, the Development Permit application would be considered for consistency against the guidelines of Development Permit Area No. 4 Commercial rather than Development Permit Area No. 6 – Multi-Family Residential. Furthermore, the form and character of the buildings, landscaping, and consistency with guidelines relating to natural environment protection, energy conservation, greenhouse gas reduction, and water conservation would be controlled by a Development Permit that would be considered by Council at a future date as the proposed development is still situated within Development Permit Areas 1, 7 and 8.

### **Context**

**Applicant:** Bernard Dumas  
**Owner:** Dirt Digger Holdings Ltd., Inc.No. BC0189892  
 Rambo Management Ltd., Inc.No. 502813

**Property Size:**  
**515 Admirals Road** Metric: 690 m<sup>2</sup> Imperial: 7427 ft<sup>2</sup>  
**533 Admirals Road** Metric: 4253 m<sup>2</sup> Imperial: 45779 ft<sup>2</sup>

**Existing Land Use:**  
**515 Admirals Road** Single Family Residential  
**533 Admirals Road** Liquor Store

**Surrounding Land Uses:**  
 North: Commercial  
 South: Single Family Residential  
 West: Commercial Residential Mixed-Use /Single Family Residential  
 East: Commercial Residential Mixed-Use/Single Family Residential

**Proposed OCP Land Use Designation:**  
 Commercial/Commercial Mixed-Use [No change required]

**Existing Development Permit Area:** Multi-Family Residential

**Proposed Development Permit Area:** Commercial

**Existing Zoning:**  
**515 Admirals Road** RM-2 [Multiple Family Residential]  
**533 Admirals Road** C-6 [Licensed Liquor Establishment] [No change required]

**Proposed Zoning:** C-6 [Licensed Liquor Establishment]

## **Zoning**

**Density, Lot Coverage, Height and Setbacks:** The following chart details the lot coverage, setbacks and height of the C-6 Zone [Licensed Liquor Establishment]:

	<b>C-6</b> [Licensed Liquor Establishment]
<b>Lot Coverage</b>	40%
<b>Setbacks</b>	
• <b>Front</b>	7.5 m
• <b>Rear</b>	7.5 m
• <b>Interior Side</b>	3.0 m
• <b>Exterior Side</b>	7.5 m
<b>Building Height</b>	9 m

The rezoning application is for the parcel located at 515 Admirals Road. The parcel that the Tudor House Liquor Store is situated on at 533 Admirals Road is already zoned C-6. This rezoning application would accommodate a consolidation of the two parcels, 515 & 533 Admirals Road, for a proposed licensed liquor establishment.

As per the applicant's site plan, provided by Interface Architecture Inc., the parcel being rezoned, 515 Admirals Road, would serve as additional surface parking for the proposed licensed liquor establishment. If the parcel at 515 Admirals Road becomes rezoned to C-6 and consolidated with the parcel at 533 Admirals Road, the configuration and layout of the proposed construction can still change. Hence, the applicant's site plan is serving only to provide a general preview.

## **Official Community Plan**

The proposed development is consistent with the Proposed Land Use Designation of 'Commercial/Commercial Mixed-Use' at both 515 and 533 Admirals Road. The amendment is for the Development Permit Area to correspond with the proposed land use designation and the proposed land use desired by the applicant.

OCP Section 6.1 General: Commercial & Commercial Mixed-Use Land Use states an objective to provide a complete community where commercial enterprises serve the needs of area residents, local businesses, and visitors.

Relevant policies in this section include:

- Encourage a mix of uses in the commercial/commercial mixed-use areas.
- Exclusive commercial development is appropriate in commercial/commercial mixed-use areas.
- All commercial/commercial mixed-use areas are designated Development Permit Areas, in order to ensure that future developments and infill contributes positively to the visual and aesthetic character of its site, setting and surrounding properties.
- In commercial/commercial mixed-use developments, parking should be located behind or under the building.



- The installation of electric vehicle charging infrastructure in commercial/commercial mixed-use developments is encouraged.
- Encourage the provision of amenities such as mini parks/plazas, street furniture, public art and decorative lighting on private lands in all commercial areas.
- To encourage the use of bicycles, provision should be made in all commercial/commercial mixed-use developments for bicycle parking for employees and visitors.

### **Comments From Other Departments**

The plans for this proposal were circulated to other departments and the following comments were received:

**Building Inspection:** Building to be constructed to requirements of BC Building Code 2018 and municipal bylaws. Applicant must address all issues contained within the Township Development Protocol should application be approved. Plans will be reviewed for compliance with BC Building Code upon submission of a Building Permit application.

**Engineering Services:** Engineering staff has completed a preliminary evaluation of Works and Services that would be required at 515 Admirals Road. Staff confirms that the design appears achievable on the site and that appropriate works and services are available in the immediate area. If approved, the development must be serviced in accordance with bylaw requirements including, but not limited to, new sewer and drain connections, underground hydro, telephone and cable services and new road works may be required up to the centre line of Admirals Road. Should the application be approved, additional comments will be provided when detailed civil engineering drawings are submitted as part of a Building Permit application.

**Parks Services:** A tree cutting permit is required for any tree removal. Tree protection fencing set up at the drip line to be provided for all the trees to be retained, prior to commencement of site preparation, demolition and construction.

**Fire Services:** Fire Services staff has completed a preliminary review of the proposed plans and have no concerns at this time.

### **Public Notification**

As this is an OCP Amendment and Rezoning application, should it proceed to a Public Hearing, notices would be mailed to tenants and owners of properties within 100m (328ft) of the subject property. In order to satisfy the requirements of the Local Government Act, a notice to relevant government and institutional stakeholders within the Capital Region would be required. One sign indicating that the property is under consideration for a change in Zoning have been installed on the Admirals Road frontage. This sign would be updated to include the date, time, and location of the Public Hearing.

### **ALTERNATIVES:**

1. Forward the application for OCP Amendment and Rezoning to Council with a **recommendation of approval including reasons for the recommendation.**
2. Forward the application for OCP Amendment and Rezoning to Council with a

**recommendation of approval including specific conditions and including reasons for the recommendation.**

3. Forward the application for OCP Amendment and Rezoning to Council with a **recommendation of denial including reasons for the recommendation.**



1314

1310

1264

1258

Esquimalt Rd

1315

Admirals Rd

533

1253

Comerford St

1249

1245

1237

510

500

521

Carlisle Ave

Constance Ave

527

524

519

520

516

511

510

515

516

508

511

505

506

500

1246

504

517

1225

1223

511

505

Subject Property Map:  
515/533 Admirals Road



1314

1310

1264

1258

ESQUIMALT RD

1249

1245

1237

1239

1315

1253

510

PARK PL

CONSTANCE AVE

527

524

ADMIRALS RD

533

526

COMERFORD ST

500

521

519

520

CARLISLE AVE

520

516

511

516

515

508

517

1227

1225

1223A

1223B

510

511

506

511

1230

1228

1226

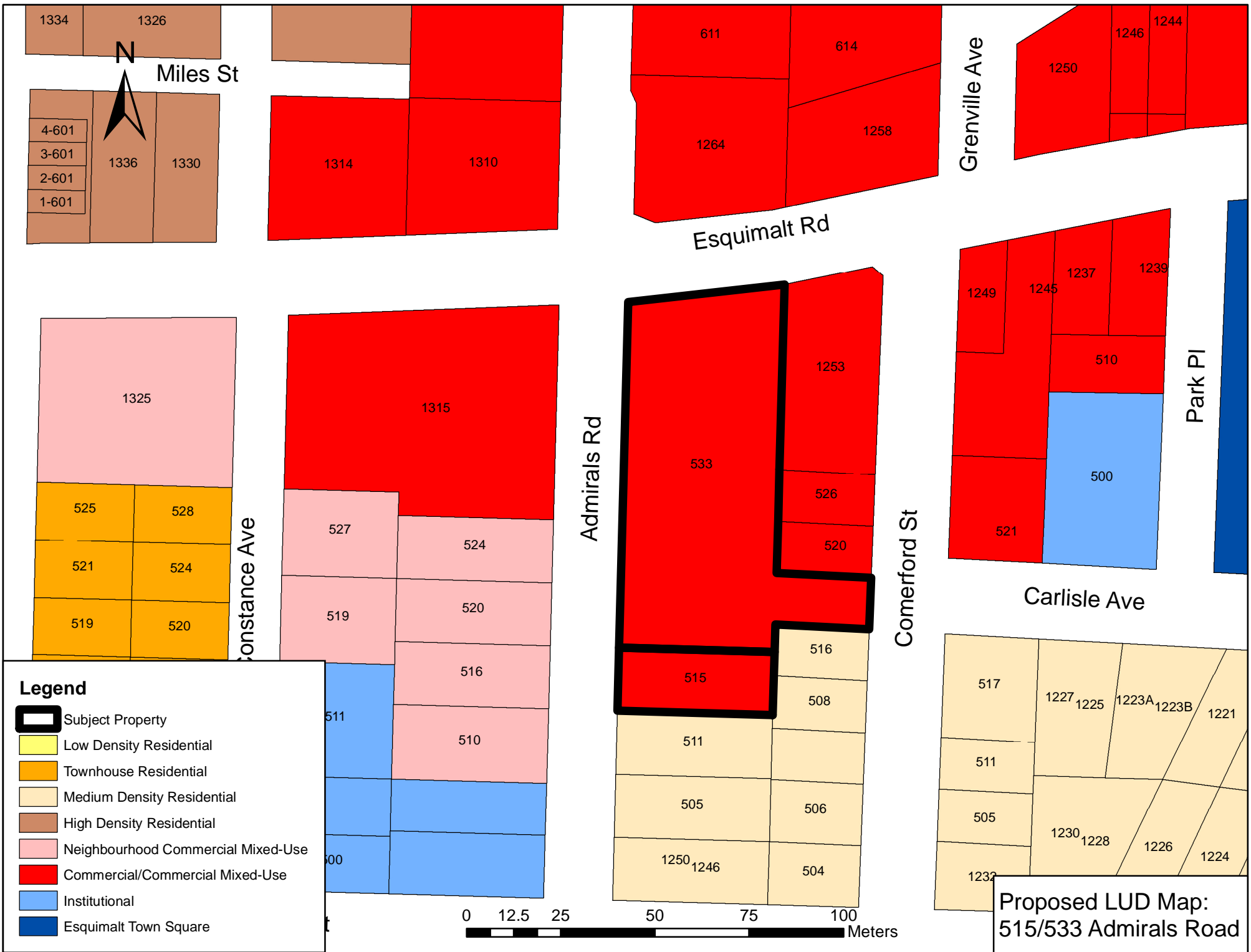
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







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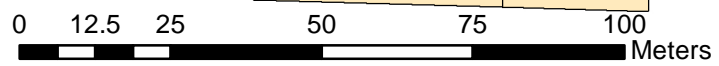
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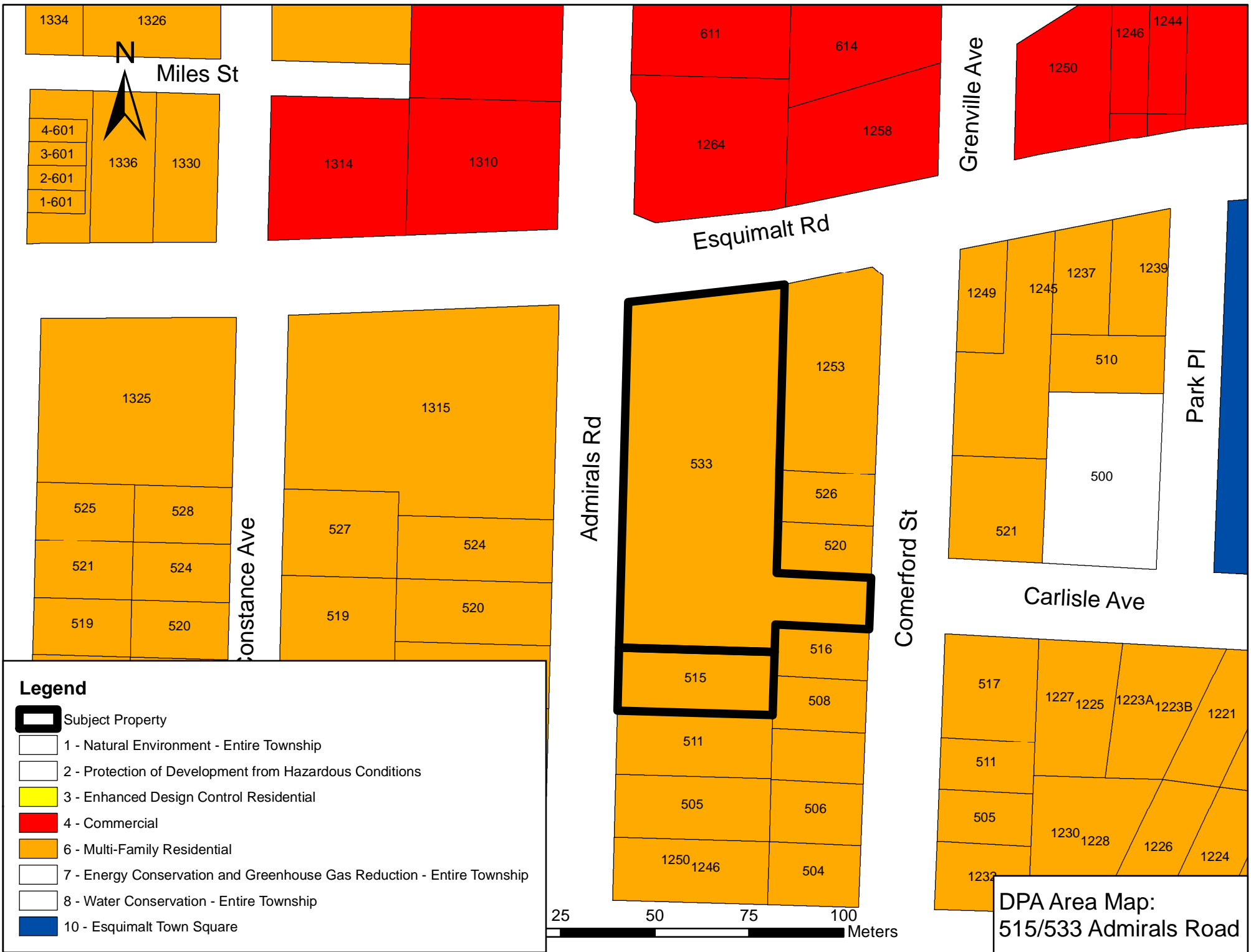


**Legend**

-  Subject Property
-  Low Density Residential
-  Townhouse Residential
-  Medium Density Residential
-  High Density Residential
-  Neighbourhood Commercial Mixed-Use
-  Commercial/Commercial Mixed-Use
-  Institutional
-  Esquimalt Town Square



**Proposed LUD Map:  
515/533 Admirals Road**



Miles St

Grenville Ave

Esquimalt Rd

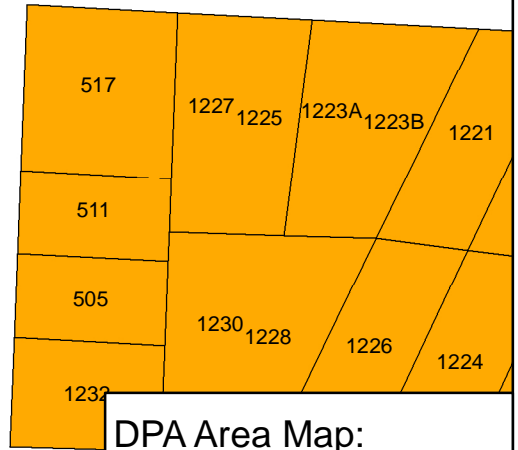
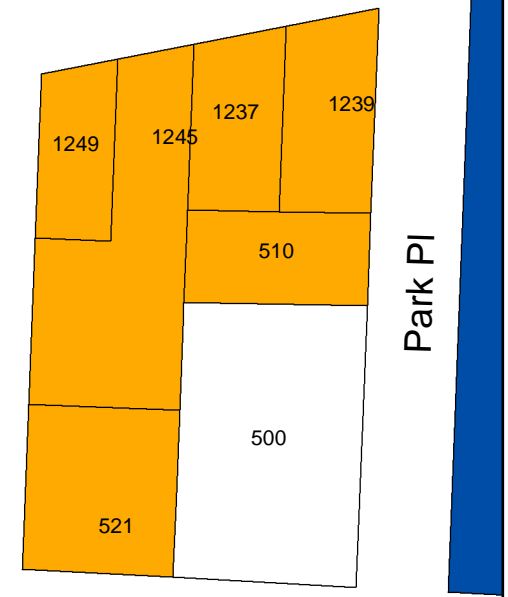
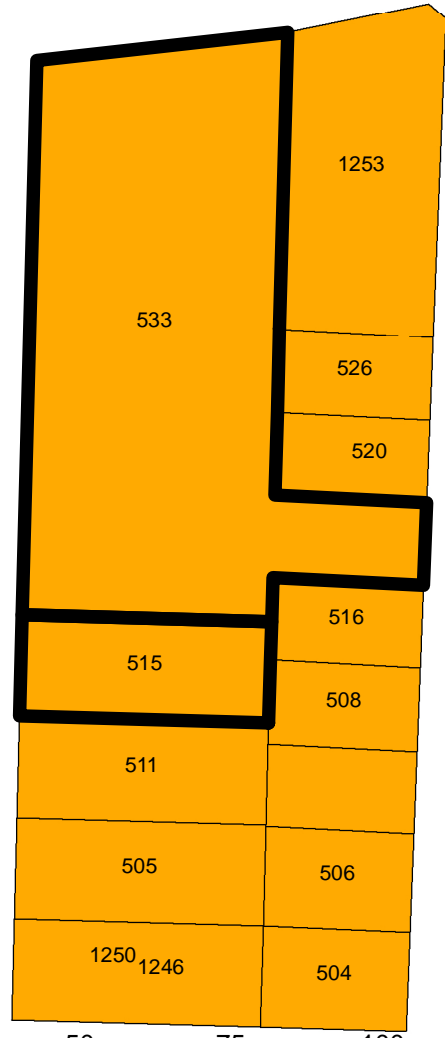
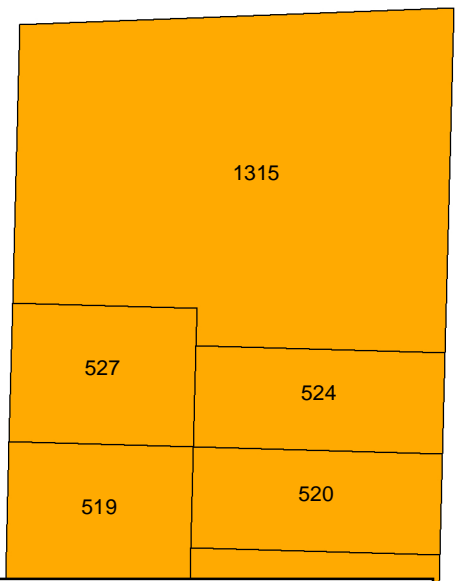
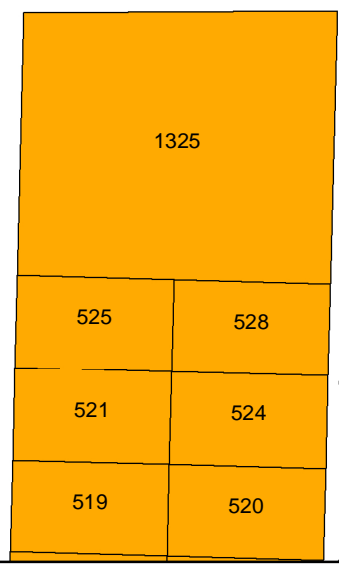
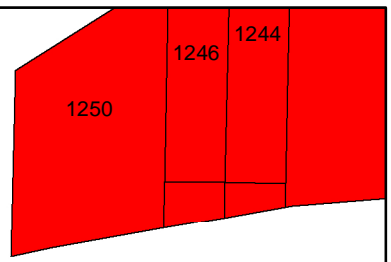
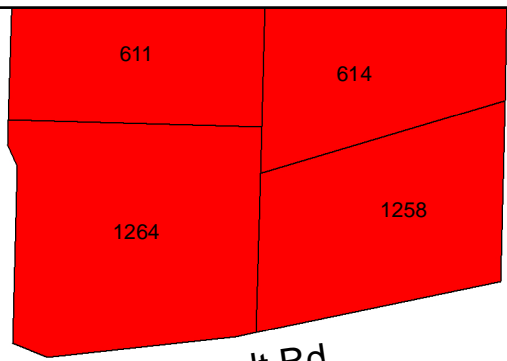
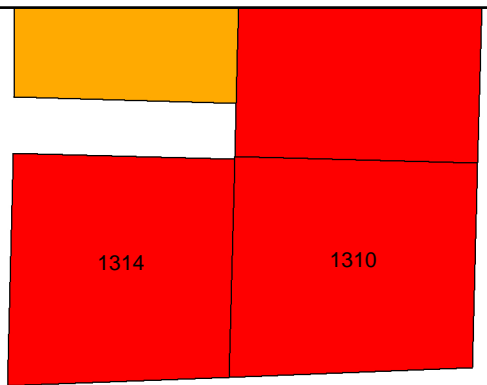
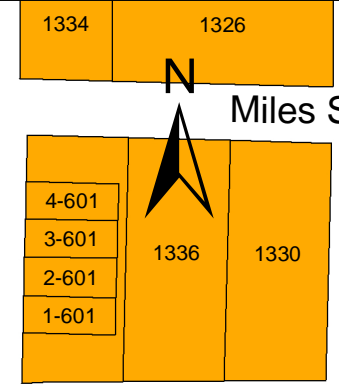
Admirals Rd




Constance Ave

Comerford St

Park Pl

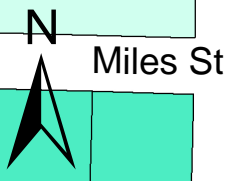
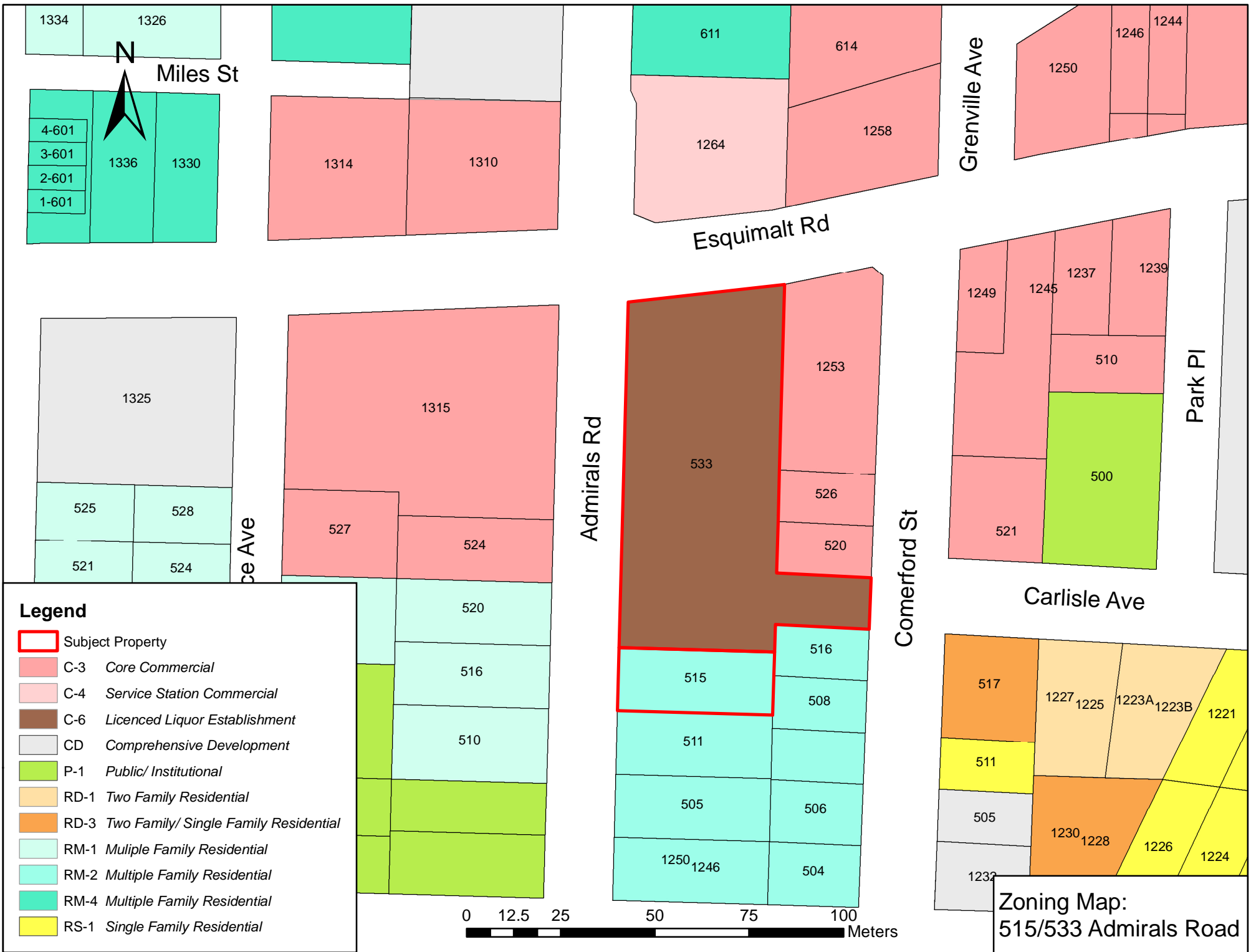
Carlisle Ave



- Legend**
-  Subject Property
  -  1 - Natural Environment - Entire Township
  -  2 - Protection of Development from Hazardous Conditions
  -  3 - Enhanced Design Control Residential
  -  4 - Commercial
  -  6 - Multi-Family Residential
  -  7 - Energy Conservation and Greenhouse Gas Reduction - Entire Township
  -  8 - Water Conservation - Entire Township
  -  10 - Esquimalt Town Square



DPA Area Map:  
515/533 Admirals Road



Miles St

Grenville Ave

Esquimalt Rd

Admirals Rd

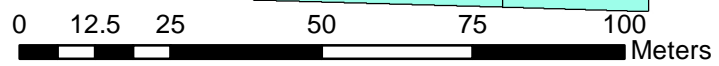
Comerford St

Park Pl

Ice Ave

Carlisle Ave

- Legend**
- Subject Property
  - C-3 Core Commercial
  - C-4 Service Station Commercial
  - C-6 Licenced Liquor Establishment
  - CD Comprehensive Development
  - P-1 Public/ Institutional
  - RD-1 Two Family Residential
  - RD-3 Two Family/ Single Family Residential
  - RM-1 Multiple Family Residential
  - RM-2 Multiple Family Residential
  - RM-4 Multiple Family Residential
  - RS-1 Single Family Residential



**Zoning Map:**  
515/533 Admirals Road



October 2<sup>nd</sup> 2019

Dear Mayor Desjardins and Councilors:

Dirty Digger Holdings Ltd. is proposing to develop a restaurant/pub at 533 Admirals Road in Esquimalt, BC.

This application is to assemble 515 Admirals Rd into 533 Admirals Rd. The intended use for 515 Admirals Rd will be to create adequate customer parking for the future pub.

Included in my application is a parking study completed by Bunt & Associates which better explains the current and future parking needs of the surrounding community.

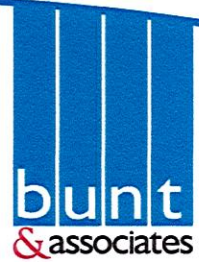
Thank you for taking your time to review this application.

Yours truly,

Bernie Dumas

Dirty Digger Holdings LTD.





September 20, 2019  
04-19-0311



Bernie Dumas  
Dirty Digger Holdings Ltd.  
533 Admirals Road  
Victoria, BC  
V9A 2N5

VIA E-MAIL: liquorstorebc@gmail.com

Dear Bernie:

**Re: 533 Admirals Road, Esquimalt, BC - Restaurant/Pub Development  
Parking Study**

Please find attached our Parking Study for the proposed restaurant/pub at 533 Admirals Road for circulation to the Township of Esquimalt. We found that the proposed parking supply is adequate based on the existing parking conditions and the parking demand of a similar restaurant/pub.

Please let us know if you have any questions or comments on the enclosed report.

Yours truly,  
**Bunt & Associates**

A handwritten signature in black ink that reads "S. Button".

Simon Button, P.Eng., M.Eng.  
Transportation Engineer

cc. John Lo, Interface Architecture

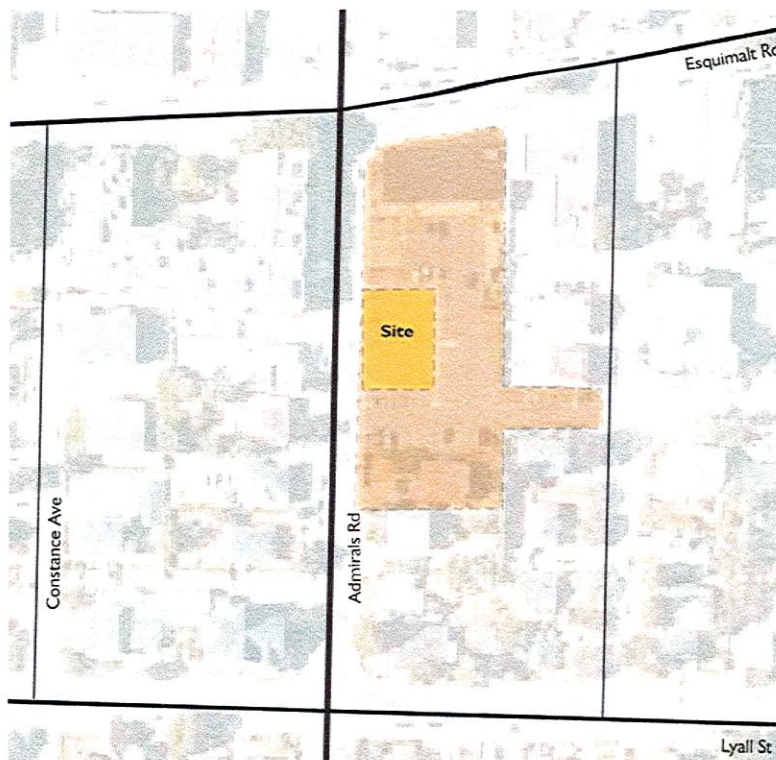
## 1. INTRODUCTION

### 1.1 Study Purpose & Objective

Dirty Digger Holdings Ltd. is proposing to develop a restaurant/pub at 533 Admirals Road in Esquimalt, BC. The site currently comprises of a liquor store and 44 surface parking spaces. The owner and the Township of Esquimalt are interested in determining the suitability of the proposed parking supply for the liquor store and restaurant/pub.

### 1.2 Development Details

The proposed development will consist of a restaurant/pub with approximately 5,800 sq ft of indoor seating area and 1,150 sq ft of outdoor seating area providing up to 450 seats depending on the final seating layout. **Figure 1** displays the site location at the southeast corner of the Admirals Road & Esquimalt Road intersection.



**Figure 1: Site Location**

The proposed development is located within Esquimalt Village as identified in the Official Community Plan which is an important area that will continue to serve as the primary commercial centre in the municipality. The Township intends Esquimalt Village to be pedestrian focused, with less focus on vehicular travel. Esquimalt Village already provides the highest density and largest mix of land uses which is anticipated to continue as redevelopment occurs.

The neighbouring arterial and collector streets typically have sidewalks on both sides and crosswalks at regular intervals (100 to 200 metres). The site is adjacent to four bus stops which provide access to bus routes #15, 25, 26 and 46. Collectively, these routes provide direct connections to Downtown Victoria, University of Victoria, Uptown, View Royal, Colwood and Langford.

### 1.3 Study Organization

This study is organized as follows:

- Section 2 states the Bylaw parking requirement and proposed supply.
- Section 3 summarizes the existing parking conditions at and surrounding the development site.
- Section 4 forecasts future parking conditions with the proposed development.
- Section 5 summarizes the study's findings and recommendations.

## 2. BYLAW PARKING REQUIREMENT & PROPOSED SUPPLY

The Esquimalt Parking Bylaw requires 1 parking space per 5 seats with a minimum of 1 space per 14 square meters of gross floor area. **Table 1** summarizes these two minimum parking calculations which results in a minimum of 90 parking spaces for the proposed 450 seat restaurant/pub.

**Table 1: Restaurant/Pub Bylaw Parking Requirement**

METRIC	BYLAW RATE	PARAMETER	REQUIREMENT
Gross Floor Area	1 space per 14 sq m	1,236 sq m	88 spaces
Seats	1 space per 5 seats	450 seats	90 spaces

The liquor store required 35 parking spaces when it was built which results in a total Bylaw minimum parking requirement of 125 parking spaces. The development plan includes 82 parking spaces for the two buildings which is 43 parking spaces less than the Bylaw requirement.

## 3. EXISTING PARKING CONDITIONS

### 3.1 Analysis Period

Friday evening from 3 to 9 pm was identified as the peak parking period for the existing liquor store and proposed restaurant/bar based on data from the Institute of Transportation Engineers Parking Generation Manual and based on experience with existing local liquor stores and restaurant/pubs.

### 3.2 Study Area

**Exhibit 1** illustrates the study area which includes the existing off-street surface parking lot at 533 Admirals Road for the liquor store as well as on-street parking within approximately one-block of the proposed restaurant/pub. The majority of the nearby on-street parking is unrestricted, with the exception of some residential-only parking areas to the southeast and time-limited parking on Esquimalt Road during the daytime on weekdays. The study area includes a total of 136 parking spaces: 44 spaces from the 533 Admirals Road parking lot and 92 on-street spaces.

### 3.3 Parking Demand

**Table 3** summarizes the parking demand on Friday, September 6, 2019, with 7 pm being the peak parking period. **Exhibit 1** also illustrates the parking occupancy in each of the parking zones during this peak period.

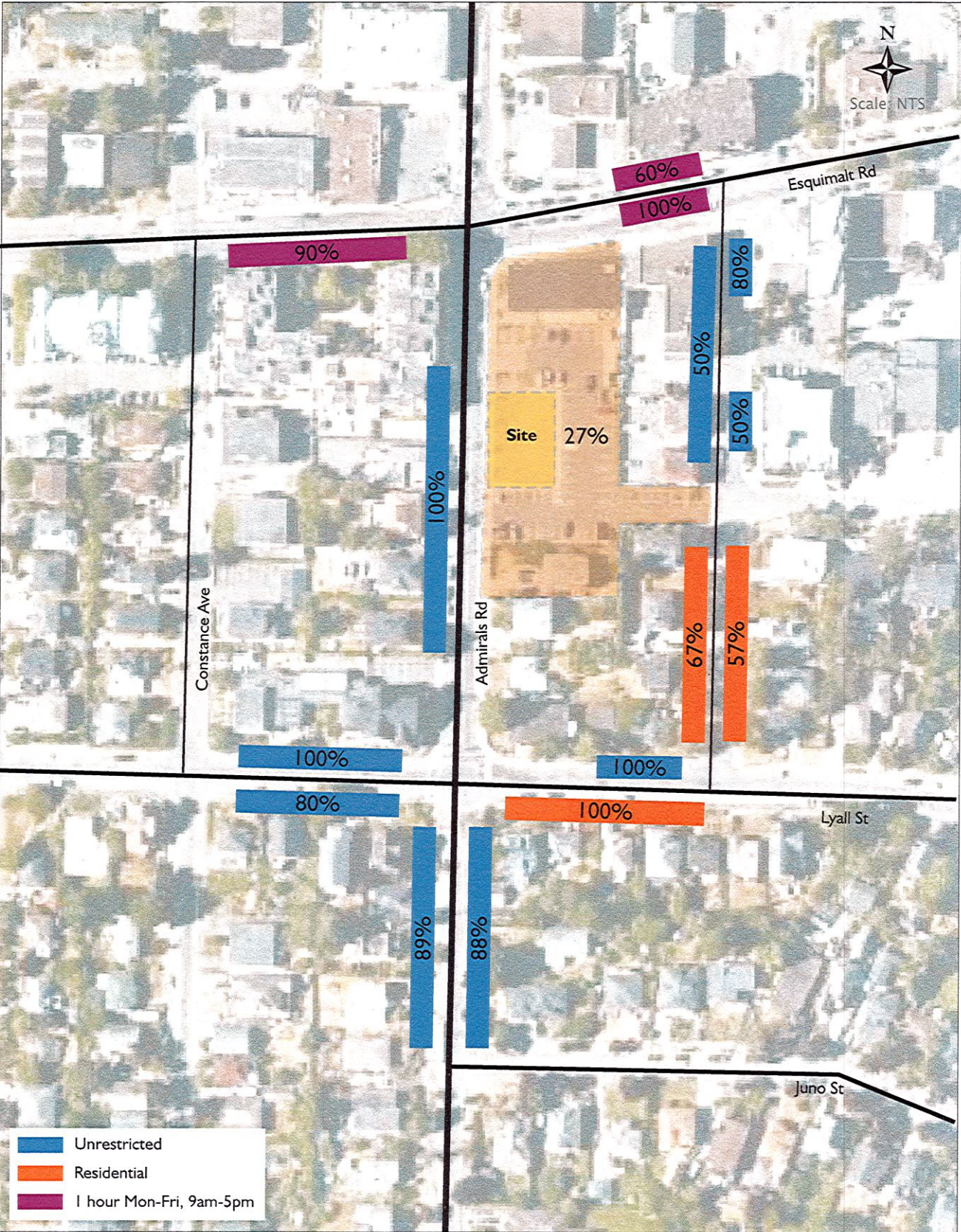
**Table 3: Friday Study Area Parking Occupancy**

TIME	533 ADMIRALS RD		ON-STREET	
	Vehicles	Occupancy	Vehicles	Occupancy
3:00 PM	7	16%	34	39%
3:30 PM	8	18%	37	43%
4:00 PM	10	23%	35	40%
4:30 PM	10	23%	36	41%
5:00 PM	11	25%	38	44%
5:30 PM	10	23%	39	45%
6:00 PM	11	25%	52	60%
6:30 PM	12	27%	65	75%
<b>7:00 PM</b>	<b>12</b>	<b>27%</b>	<b>73</b>	<b>84%</b>
7:30 PM	12	27%	73	84%
8:00 PM	12	27%	71	82%
8:30 PM	10	23%	64	74%
9:00 PM	8	18%	48	55%

Key findings include:

- The liquor store had a steady parking demand from 4 pm to 8 pm with a peak parking demand of approximately 10 to 12 customer and staff vehicles, occupying about a quarter of the parking lot.
- The on-street demand peaked from 6:30 to 8:30 pm at 75% to 85% of spaces occupied.
- Most of the on-street parking areas have a moderately high occupancy between 7 and 9 pm.
- As Esquimalt Village densifies, the Township may wish to review the on-street parking regulations to ensure they are benefiting the short term needs of local residents and businesses.

S:\PROJECTS\SB\04-19-0311 515 + 533 Admirals Rd\5.0 Deliverables\Graphics



**Exhibit 1**  
**Peak Parking Occupancy**  
*Friday at 7pm*

04-19-0311 533 Admirals Road  
 September 2019



## 4. FUTURE PARKING CONDITIONS

### 4.1 Comparable Restaurant/Pub

Bunt analyzed the parking demand associated with Spinnakers Brewpub at 308 Catherine Street, Victoria, BC, in order to estimate the future parking demand of the proposed restaurant/pub at 533 Admirals Road. Spinnakers was chosen due to its:

- Similar size to the proposed restaurant/pub (4,500 square feet of seating area; 280 seats).
- Combination of food and beverage options.
- Transportation access (not Downtown Victoria, yet still in a walkable neighbourhood).
- Off-street parking lot.

In addition, as a destination pub, Spinnakers likely provides a high-end estimate of the parking demand generated by a restaurant/pub.

### 4.2 Restaurant/Pub Parking Demand

The parking demand at Spinnakers was observed during the same Friday 3 to 9 pm time period as at 533 Admirals Road. The number of vehicles parked off-street at Spinnakers and on Catherine Street/Kimta Road between Esquimalt Road and Sitkum Road was recorded every half hour. Surveyors estimated that 60% of the vehicles parked on-street were Spinnakers staff and customers. The number of parked vehicles associated with the overnight accommodation at Spinnakers was also estimated and subtracted out of the presented parking demand.

**Table 4** summarizes the parking demand through the analysis period. Spinnakers was mostly occupied during the evening with 7:30 pm being the peak parking period at a parking rate of 11 vehicles/1,000 square feet of seating area or 0.18 vehicles/seat (1 vehicle per 5-6 seats). The peak parking rate of 1 vehicle per 5-6 seats is slightly lower than the bylaw requirement of 1 space per 5 seats.

**Table 4: Friday Spinnakers Parking Demand (vehicles)**

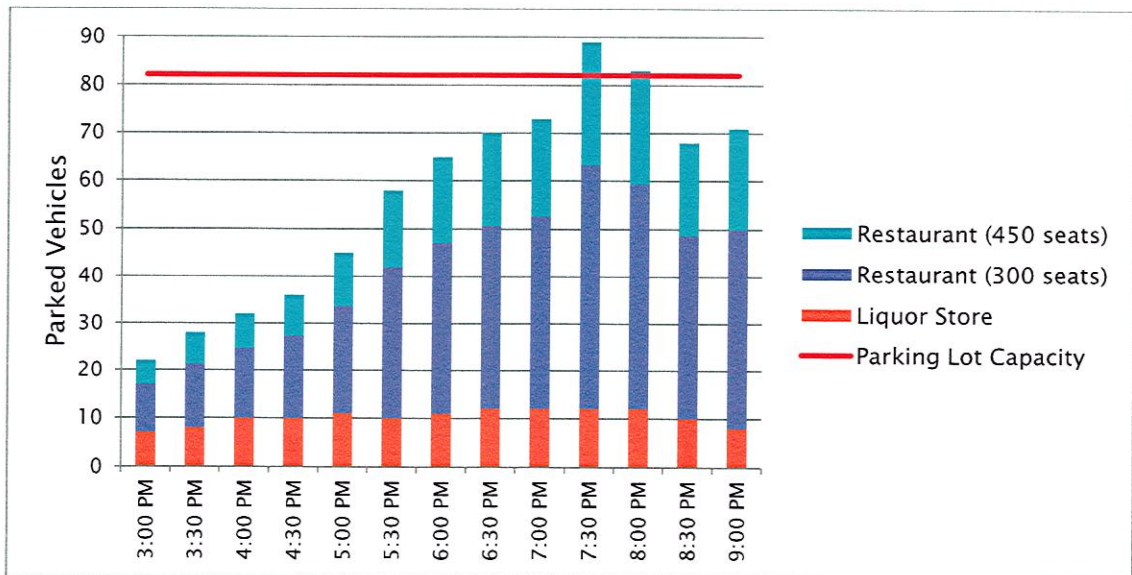
TIME	OFF-STREET	ON-STREET	TOTAL	RATE	
				(VEHICLES/1,000 FT <sup>2</sup> )	(VEHICLES/SEAT)
3:00 PM	7	3	10	2.21	0.04
3:30 PM	9	4	13	2.88	0.05
4:00 PM	11	3	14	3.10	0.05
4:30 PM	13	4	17	3.76	0.06
5:00 PM	17	5	22	4.87	0.08
5:30 PM	23	8	31	6.86	0.11
6:00 PM	26	9	35	7.74	0.13
6:30 PM	26	12	38	8.41	0.14
7:00 PM	26	14	40	8.85	0.14
<b>7:30 PM</b>	<b>28</b>	<b>22</b>	<b>50</b>	<b>11.06</b>	<b>0.18</b>
8:00 PM	23	23	46	10.18	0.16
8:30 PM	25	13	38	8.41	0.14
9:00 PM	27	14	41	9.07	0.15

### 4.3 Development Parking Estimates

The development’s future parking demand was estimated using both parking rates (vehicles/1,000 square feet of seating area and vehicles/seat) obtained from Spinnakers. Both methods yielded similar results within 5% of each other. Based on the data collected, the proposed 450 seat restaurant/pub is anticipated to generate up to 75-80 parked vehicles from customers and staff on a typical Friday evening if the 450 seat restaurant/pub was mostly occupied.

It is important to note that the planned development is to contain 300 indoor seats which will primarily be used during the cooler months and 150 outdoor seats which will primarily be used during the warmer months. The applicant anticipates a year-round peak demand of approximately 300 customers (i.e. 300 indoor customers during the cooler months; 150 indoor and 150 outdoor customers during the warmer months). If only 300 seats were occupied, the peak Friday evening parking demand from customers and staff would be approximately 50 vehicles.

**Figure 2** illustrates the temporal parking trend with the total parking demand for both land uses on-site reaching approximately 90 vehicles at 7:30 pm. Therefore, if most of the 450 seats were occupied, less than 10 customer and staff vehicles would park on-street for a one to two hour period on Friday evenings. If the projected maximum of 300 seats were occupied, the restaurant/pub would not have to rely upon on-street parking.



**Figure 2: Future Friday Parking Demand**

The on-street parking study area which includes areas within about 150 meters of the proposed restaurant/pub contains 92 parking spaces. During the anticipated peak parking time of 7:30 pm on Friday, there are approximately 15 non-residential only vacant parking spaces in this study area which indicates that if the 450 proposed seats were mostly occupied, customers and staff would be able to park within 150 meters of the proposed restaurant/pub.

The data indicates that under normal operations, individuals that choose to drive to the restaurant/pub would primarily rely on the on-site parking. During particularly busy periods, some individuals would have to park on-street.

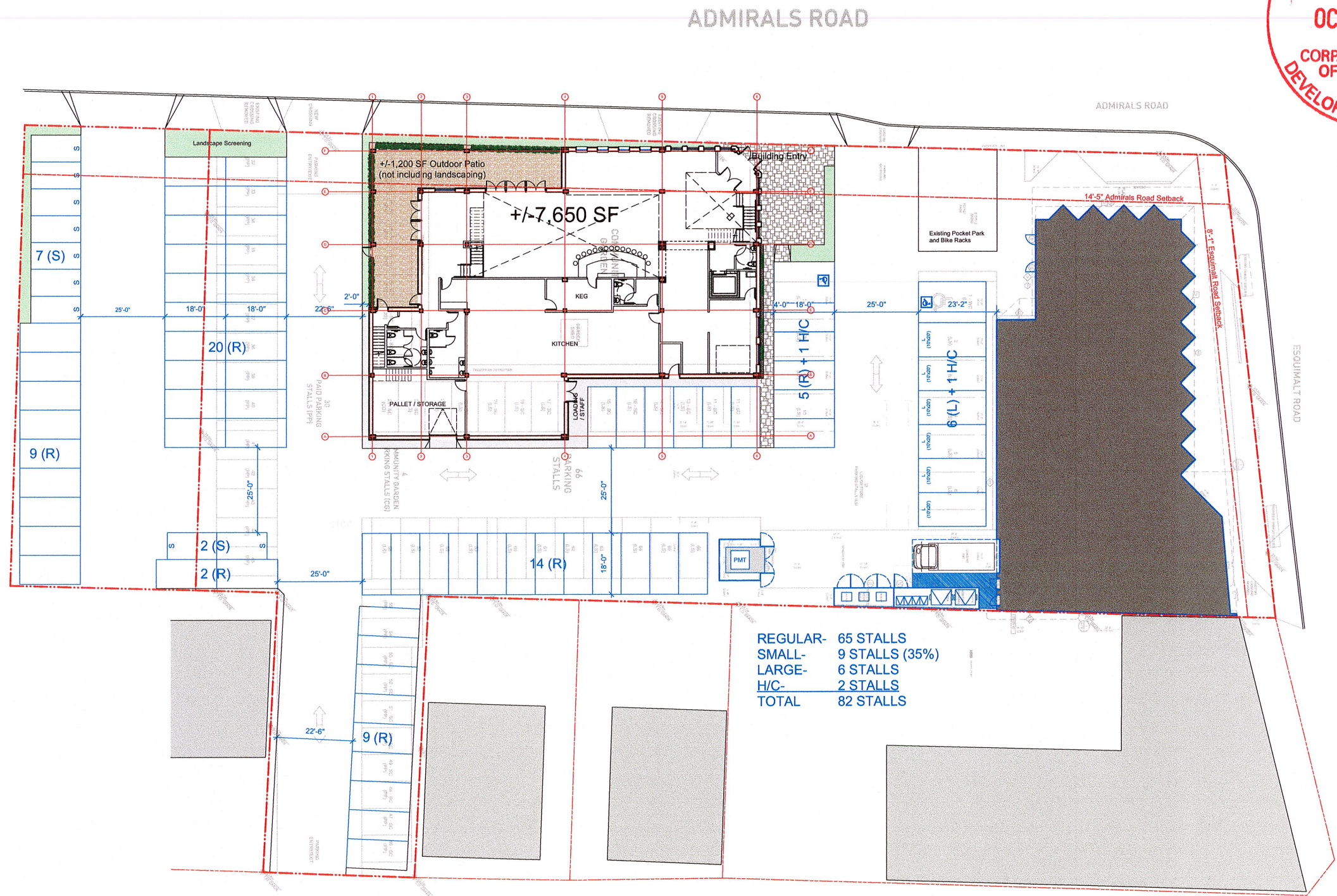
Given that the development is located at the core of a growing village, it is expected that its customers would occasionally rely on on-street parking and that constructing sufficient parking to accommodate the peak parking demand is not aligned with the Township's goals for the neighbourhood.

## 5. SUMMARY

The study, therefore, confirms the following:

- The development site is well located in the core of Esquimalt Village with walking, cycling and transit access.
- The existing liquor store parking demand is 12 spaces occupied (7 pm) of 44 spaces.
- The Parking Bylaw requires a total of 125 parking spaces for the liquor store and proposed restaurant/pub.
- The owners anticipate the 450 seat restaurant/pub will rarely exceed 300 customers at any one time based on the combination of indoor and outdoor seating.
- The proposed 82 parking spaces are anticipated to accommodate the parking demand for customers and staff of the liquor store and the typical peak of 300 restaurant/pub customers.
- In the rare occurrences of 450 customers, the development is anticipated to rely on less than 10 on-street parking spaces which are available within 150 metres of the site. Due to the low frequency of this occurring, this is considered adequate and aligned with Township's goals for Esquimalt Village as it limits the amount of surface parking.
- The Township should regularly review on-street parking usage and regulations to ensure they are benefiting the short term needs of local residents and businesses.





REGULAR- 65 STALLS  
 SMALL- 9 STALLS (35%)  
 LARGE- 6 STALLS  
 H/C- 2 STALLS  
 TOTAL 82 STALLS

REVISIONS	
July 26, 2019:	Issued for Discussion
July 22, 2019:	Issued for Discussion
July 15, 2019:	Issued for Discussion
July 12, 2019:	Issued for Discussion
PROJECT BY	
BUILDER	
SUBMITTED TO	
<small>ALL DESIGNS AND OTHER INFORMATION SHOWN HEREON ARE FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT THE WRITTEN PERMISSION FROM THIS OFFICE. THIS DRAWING MUST NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION FROM THIS OFFICE. CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY AND ARE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE INFORMED OF ANY VARIATIONS FROM JOB CONDITIONS, DIMENSIONS AND CHANGES BETWEEN THIS DRAWING AND THE WORK. THE ARCHITECT IS NOT RESPONSIBLE FOR THE METHOD AND QUALITY OF CONSTRUCTION OF THE CONTRACTOR AND THE SUBCONTRACTORS.</small>	
SEAL	

**INTERFACE:**  
 Suite 230  
 1590 Cambie Road  
 Richmond BC  
 Canada V6X 3Z5  
 T 604 821 1162  
 F 604 821 1146  
 www.interfacearchitecture.com

PROJECT	TUDOR RESTAURANT & PUBLIC HOUSE
PROJECT NO.	1906 TUDR
SCALE	AS SHOWN
DATE	JULY 2019
DRAWN BY	JHSL
CHECK BY	
SHEET TITLE	Tudor Restaurant & Public House
SITE PLAN SCHEMATIC	OPTION 5
DRAWING	
A 270	