



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C. V9A 3P1
Website: www.esquimalt.ca Email: info@esquimalt.ca

Voice: (250) 414-7100
Fax: (250) 414-7111

March 9, 2021

**RE: Official Community Plan Amendment for:
819 Esquimalt Road [PID 009-205-292; Lot 20, Section 11, Esquimalt District, Plan VIP265];
821 Esquimalt Road [PID 009-205-276; Lot 19, Section 11, Esquimalt District, Plan VIP265]; and
823 Esquimalt Road [PID 006-854-940; Lot 18, Section 11, Esquimalt District, Plan VIP265].**

Please accept this notice as a replacement to one previously delivered, dated February 18, 2021, advising stakeholders of an application for OCP amendment at the aforementioned addresses. That notice contained a technical error that has been corrected herein.

At the regular meeting held on February 1, 2021, Esquimalt Council authorized staff to refer information related to the proposed redevelopment at 819 Esquimalt Road, 821 Esquimalt Road, and 823 Esquimalt Road, submitted by Avenir Construction on behalf of the property owners in support of the application for an Official Community Plan amendment, to you or your organization pursuant to Section 475 of the Local Government Act.

Under the provisions of Section 475, a Local Government *"must provide one or more opportunities it considers appropriate for consultation with persons, organizations, and authorities it considers will be affected"* as part of the process to amend an Official Community Plan.

This amendment application seeks to change the 'Proposed Land Use Designations' map by changing the designation for the subject properties from 'Neighbourhood Commercial Mixed-Use' to 'Commercial/ Commercial Mixed-Use' and change the 'Development Permit Areas' map by changing the applicable Development Permit Area for the subject properties from 'Multi-Family Residential' to 'Commercial'. These changes are required to allow Esquimalt Council to consider a concurrent application for a change in zoning of the subject properties from the current mix of RM- 4 [Multiple Family Residential] and C-1 [Convenience Commercial] zones to a Comprehensive Development District zone [CD] to accommodate the ninety-two (92) seniors oriented, multiple family residential units and one commercial unit, proposed to be constructed in an eight-storey building on the subject properties.

Therefore, the proposed Official Community Plan amendments would consist of:

- An amendment to Schedule 'B' of the Official Community Plan Bylaw, 2018, No. 2922, being the 'Proposed Land Use Designations' map, changing the designation for the subject property from 'Neighbourhood Commercial Mixed-Use' to Commercial/Commercial Mixed-Use; and
- An amendment to Schedule 'H' of the Official Community Plan Bylaw, 2018, No. 2922, being the 'Development Permit Areas' map changing the applicable Development Permit Area for the subject properties from 'Multi-Family Residential' to 'Commercial'.

Please review the attached information package and submit any written comments to Trevor Parkes, Senior Planner on or before Monday, April 5, 2021. Comments may be submitted by mail to the address above or by email to trevor.parkes@esquimalt.ca.

Thank you for your attention to this matter. If you have any questions or concerns, please do not hesitate to contact Trevor Parkes at trevor.parkes@esquimalt.ca or by phone at 250-414-7148.

Sincerely,

A handwritten signature in black ink that reads "Trevor Parkes". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Trevor Parkes
Senior Planner, Development Services
Township of Esquimalt

Enclosure: Application Supporting Material



832

822

826

830

Esquimalt Rd

803

Dunsmuir Rd

810

816

808

812

814

818

824

828

832

836

819

821

823

831

835

839

Wollaston St

Subject Property Map:
819, 821 & 823 Esquimalt Rd



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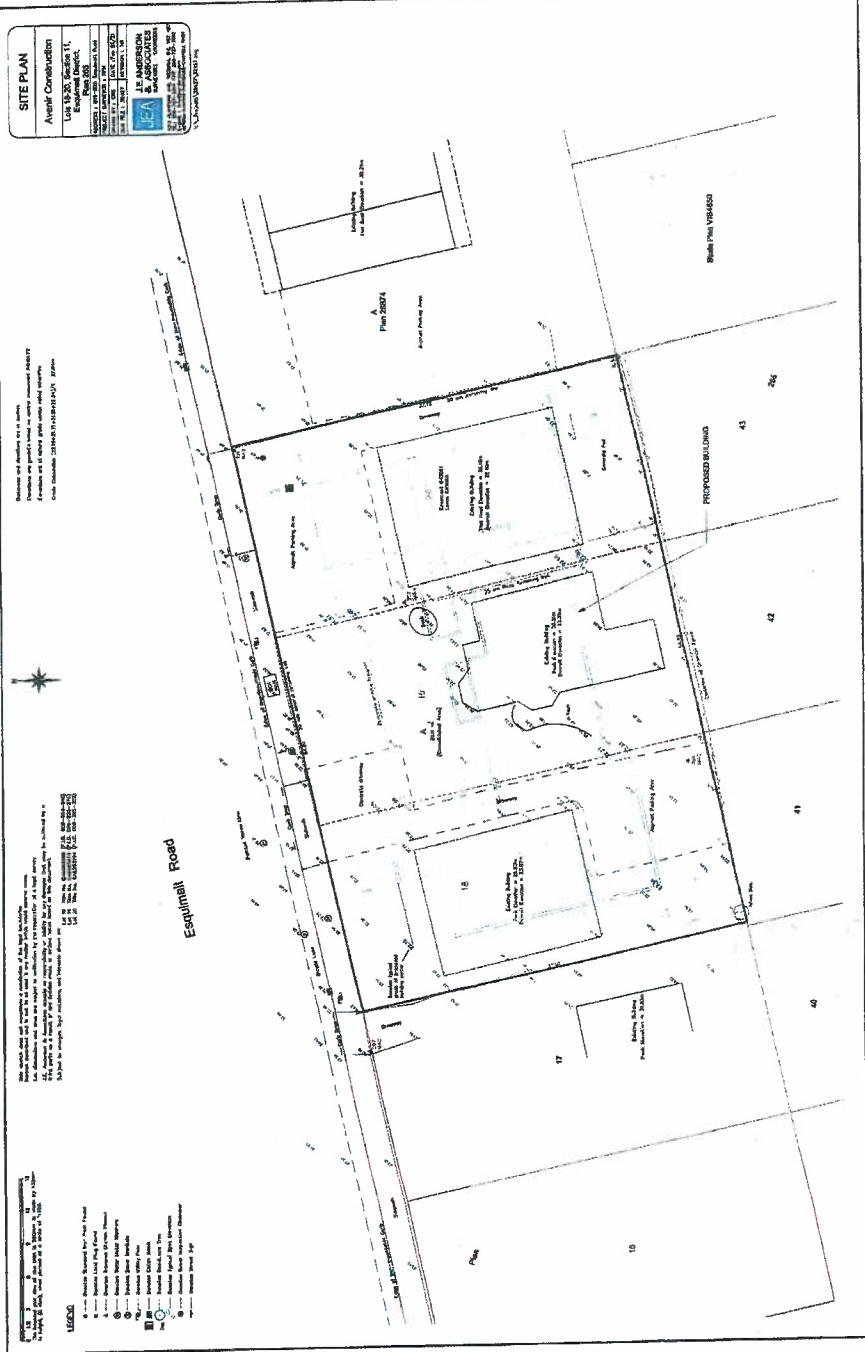
Item	Size	Description
1	1:200	GENERAL NOTES
2	1:200	PROPOSED BUILDING
3	1:200	PROPOSED DRIVE
4	1:200	PROPOSED DRIVE
5	1:200	PROPOSED DRIVE
6	1:200	PROPOSED DRIVE
7	1:200	PROPOSED DRIVE
8	1:200	PROPOSED DRIVE
9	1:200	PROPOSED DRIVE
10	1:200	PROPOSED DRIVE
11	1:200	PROPOSED DRIVE
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15	1:200	PROPOSED DRIVE
16	1:200	PROPOSED DRIVE
17	1:200	PROPOSED DRIVE
18	1:200	PROPOSED DRIVE
19	1:200	PROPOSED DRIVE
20	1:200	PROPOSED DRIVE

PROJECT NAME
NEW MULTIFAMILY RESIDENTIAL
BUILDING
819-821-823 ESQUIMALT ROAD

DATE
2021.02.19

SURVEY PLAN - JE
ANDERSON

Scale	1:200
Sheet No.	100
Sheet Size	A0.2
Sheet Date	2021.02.19
Sheet No.	100
Sheet Size	A0.2
Sheet Date	2021.02.19



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① SURVEY PLAN - PROPOSED
1:200



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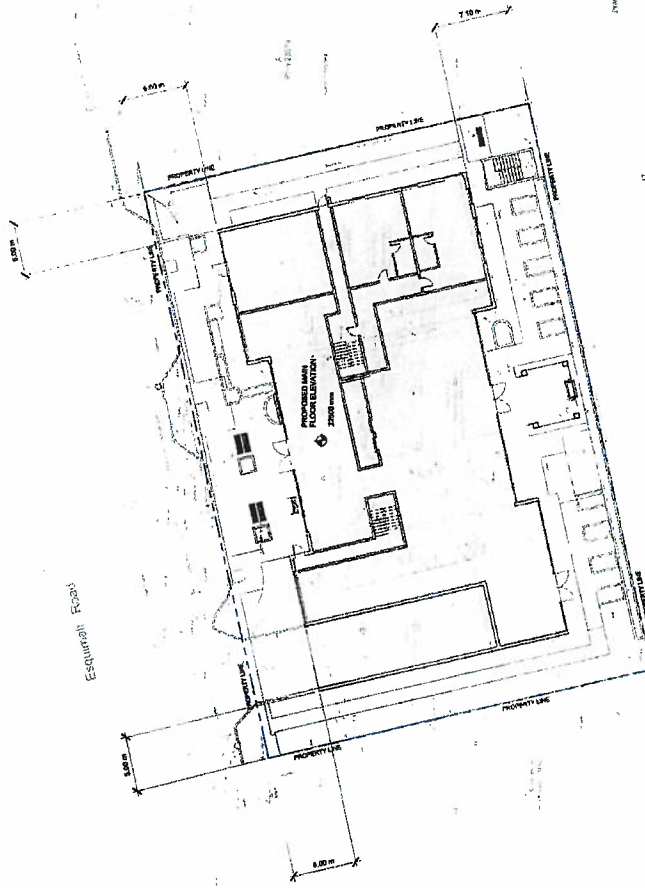
MAR 01 2021

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DEVELOPMENT

The Engineer has reviewed the plans and documents for the proposed development and has determined that the proposed development is in accordance with the provisions of the Esquimalt Development Bylaw and the Esquimalt Zoning Bylaw. The Engineer has also reviewed the site plan and has determined that the proposed development is in accordance with the provisions of the Esquimalt Development Bylaw and the Esquimalt Zoning Bylaw. The Engineer has also reviewed the site plan and has determined that the proposed development is in accordance with the provisions of the Esquimalt Development Bylaw and the Esquimalt Zoning Bylaw.



Sheet	Date	Revised
1	03/01/2021	NO CHANGES



① SURVEY PLAN W/ PROPOSED BUILDING
1:200

NOTE:
ALL INFORMATION CONTAINED HEREIN IS
FOR INFORMATION ONLY AND IS NOT TO BE
USED FOR ANY OTHER PURPOSES.
THE ENGINEER HAS REVIEWED THE
PLANS AND DOCUMENTS FOR THE
PROPOSED DEVELOPMENT AND HAS
DETERMINED THAT THE PROPOSED
DEVELOPMENT IS IN ACCORDANCE
WITH THE PROVISIONS OF THE
ESQUIMALT DEVELOPMENT BYLAW
AND THE ESQUIMALT ZONING
BYLAW. THE ENGINEER HAS ALSO
REVIEWED THE SITE PLAN AND
HAS DETERMINED THAT THE
PROPOSED DEVELOPMENT IS IN
ACCORDANCE WITH THE PROVISIONS
OF THE ESQUIMALT DEVELOPMENT
BYLAW AND THE ESQUIMALT ZONING
BYLAW.

Project Name
NEW MULTIFAMILY RESIDENTIAL
BUILDING
819-821-823 ESQUIMALT ROAD

Survey Date

SURVEY PLAN

Scale	1:200
Author	Author
Checker	Checker
Project No.	2100-141
Date Issued	03/01/2021

Sheet No.
2
A0.3



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NOT TO SCALE
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Sheet	Date	Description
1	2020-10-15	PRELIMINARY DEVELOPMENT PLAN
2	2021-01-15	REVISED DEVELOPMENT PLAN
3	2021-03-01	REVISED DEVELOPMENT PLAN

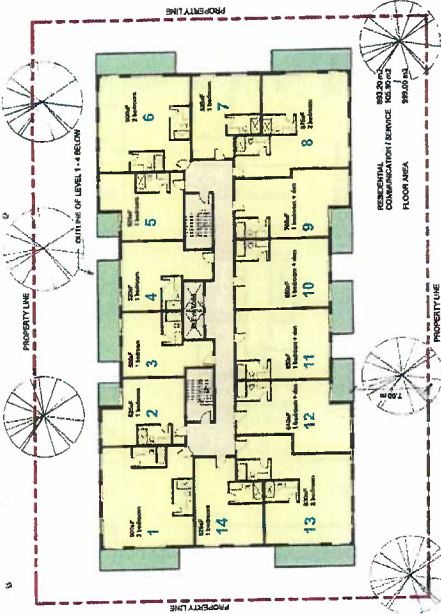
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NEW MULTIFAMILY RESIDENTIAL
BUILDING
816-821-823 ESQUIMALT ROAD

FLOOR PLANS	
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Drawn by	MP
Checked by	JB
Project no.	210P-141
Site name	ES 27, 2015
Project title	NEW MULTIFAMILY RESIDENTIAL BUILDING

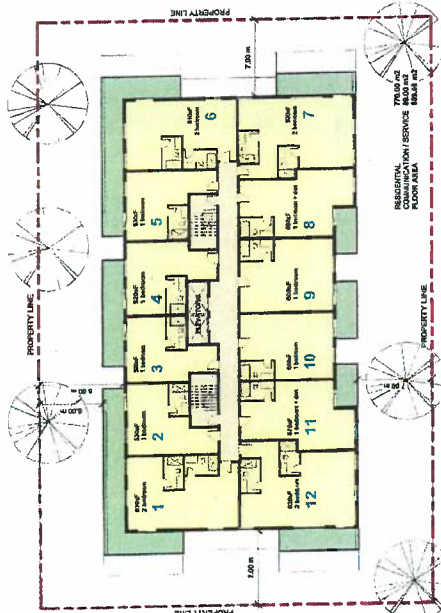


ESQUIMALT ROAD



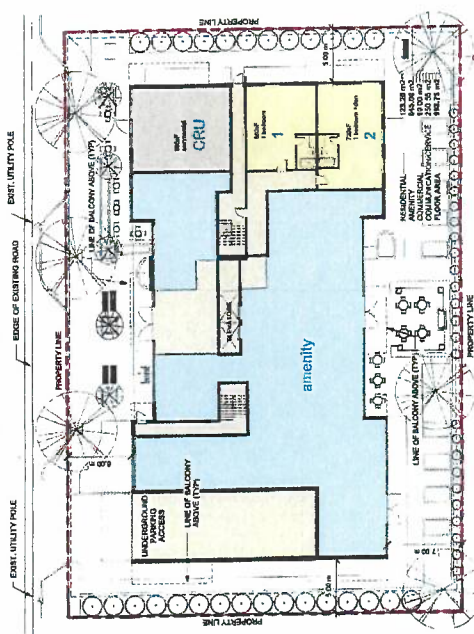
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ESQUIMALT ROAD



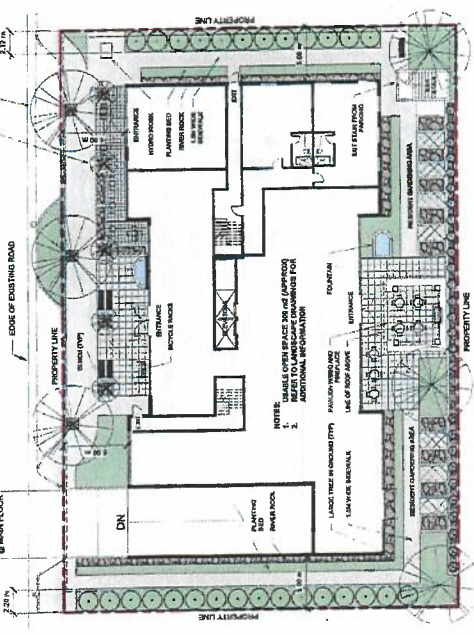
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ESQUIMALT ROAD



② Level 1
1:200

ESQUIMALT ROAD



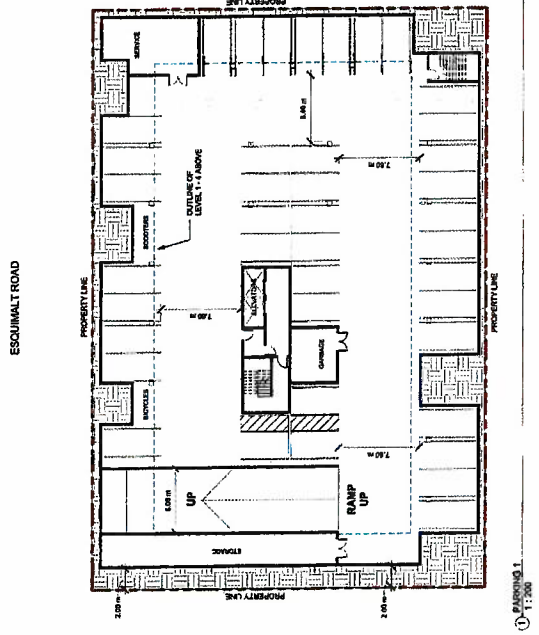
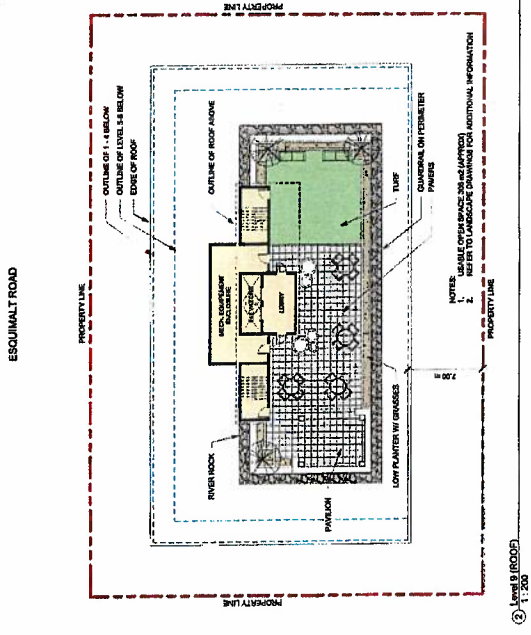
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LEGEND

BALCONIES ARE TO BE RESOLVED -
SHOWN TO DETERMINE PROPOSED
SETBACKS ONLY

- RESIDENTIAL
- COMMUNICATION
- AMENITY
- COMMERCIAL (APPROX 1000sqft)
- EXTERIOR USABLE BALCONIES
- RESIDENTIAL UNIT NO.
- 1

LEGEND
1:200



PARKING SCHEDULE		Count
Type		
ESQM 2.4m x 4.5m - 80" SMALL		13
ESQM 2.6m x 5.5m - 80" STANDARD		28
Grand total: 41		

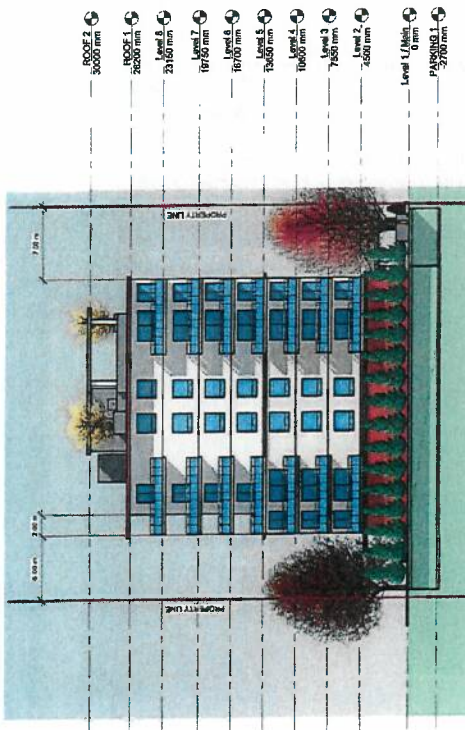
LEGEND

RESIDENTIAL	COMMERCIAL (APPROX 100MP)	EXTERIOR (USABLE / BALCONIES)
COMMUNICATION	AUGMENT	

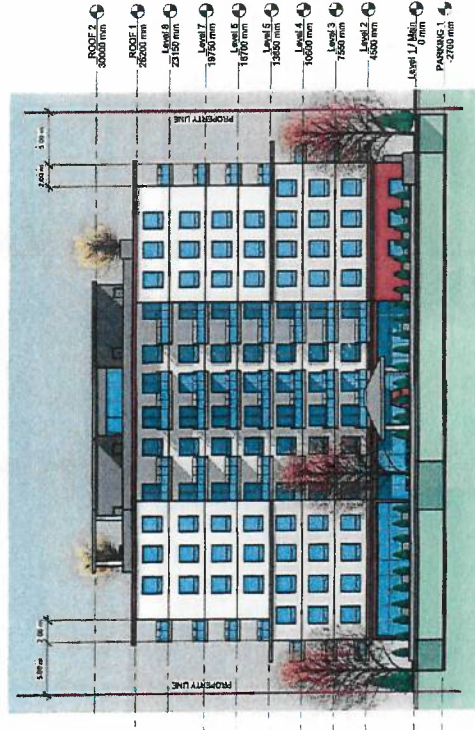
1 RESIDENTIAL UNIT NO.

LEGEND
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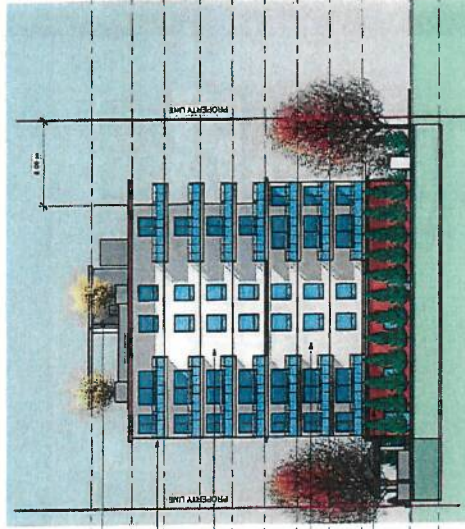
RESUR ARCHITECTURE
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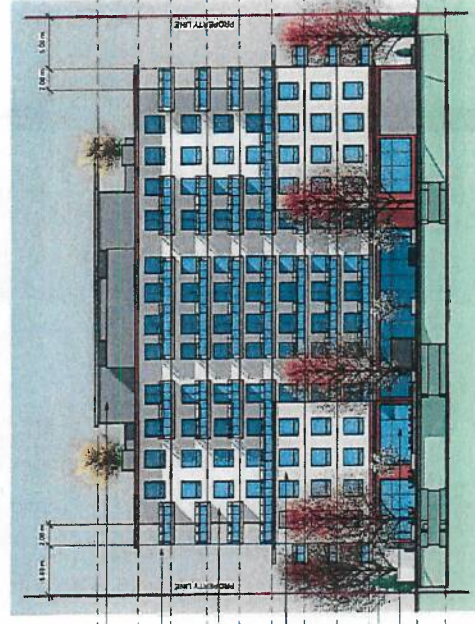
④ West
BALCONIES ARE TO BE RESIGNED - SHOWN TO ILLUSTRATE PROPOSED DETACHES ONLY



② South
BALCONIES ARE TO BE RESIGNED - SHOWN TO ILLUSTRATE PROPOSED DETACHES ONLY



③ East
BALCONIES ARE TO BE RESIGNED - SHOWN TO ILLUSTRATE PROPOSED DETACHES ONLY



① North
BALCONIES ARE TO BE RESIGNED - SHOWN TO ILLUSTRATE PROPOSED DETACHES ONLY

No.	Date	Description
1	10/10/2019	PRELIMINARY DESIGN
2	05/05/2020	REVISED DESIGN
3	05/05/2020	REVISED DESIGN
4	05/05/2020	REVISED DESIGN
5	05/05/2020	REVISED DESIGN
6	05/05/2020	REVISED DESIGN
7	05/05/2020	REVISED DESIGN

PROJECT NAME: NEW MULTIFAMILY RESIDENTIAL BUILDING
819-521-921 ESQUIMALT ROAD
DRAWING NO: 2100-141
DATE: 05/27/2019
SCALE: 1:200
SHEET NO: 2 OF 2
A0.6



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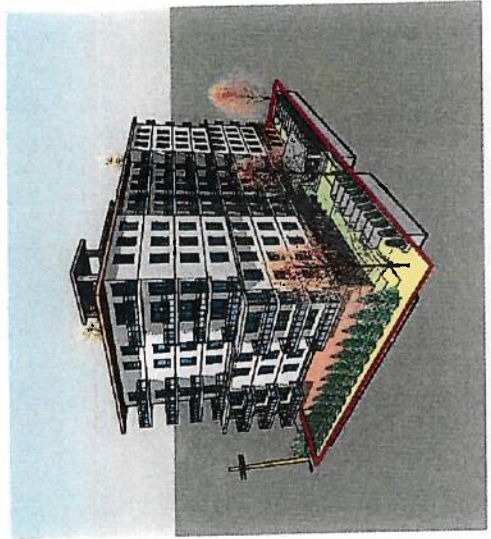
Rev	Date	Description
1	Feb 11, 2021	Issue for Review
2	Feb 27, 2021	Issue for Review

Project Name
NEW MULTIFAMILY RESIDENTIAL
BUILDING
819-821-823 ESQUIMALT ROAD

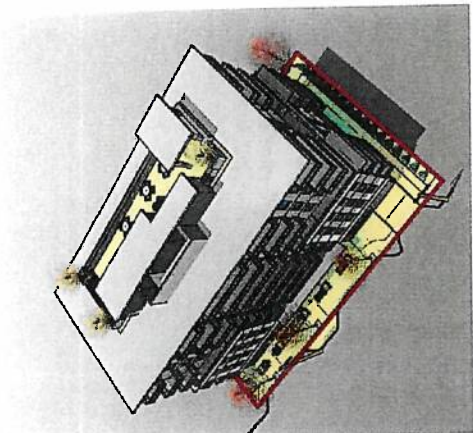
Working Title
SECTIONS AND 3D VIEWS

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Checked by	JB
Project No.	2185-141
Date Issued	FEB 27, 2021

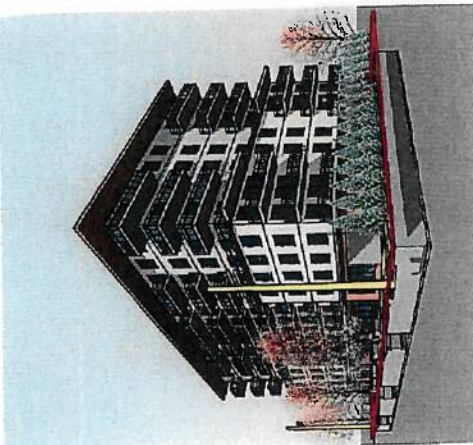
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of
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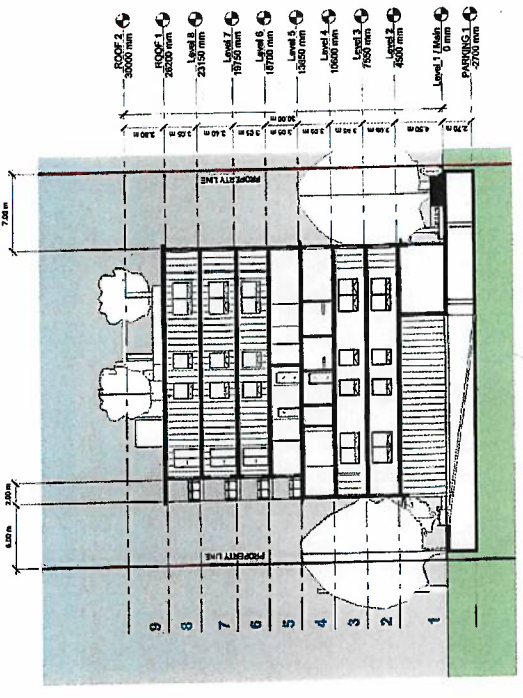
3D View 1
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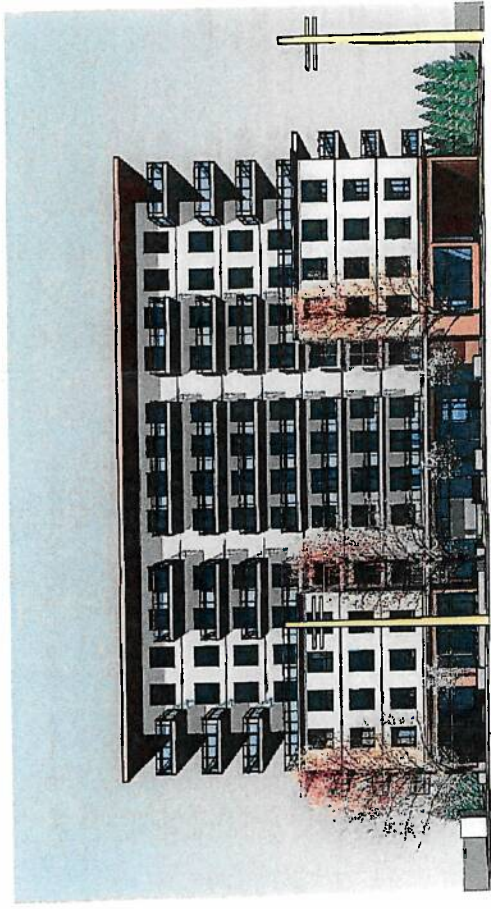
3D View 2
BALCONIES ARE TO BE RESOLVED - SHOWN TO ILLUSTRATE PROPOSED SETBACKS ONLY



3D View 3
BALCONIES ARE TO BE RESOLVED - SHOWN TO ILLUSTRATE PROPOSED SETBACKS ONLY



Section 1
1:200



3D View 4
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The design is not to be used for any other purpose than the one for which it was designed. The design is not to be used for any other purpose than the one for which it was designed. The design is not to be used for any other purpose than the one for which it was designed.



Line	Qty	Date	Description
1	1	10/11/2017	CD 10/11/2017
2	2	08/27/2018	MOCK REPAIR/REPAIRS

day

NEW MULTIFAMILY RESIDENTIAL BUILDING

819-821-823 ESQUIMALT ROAD

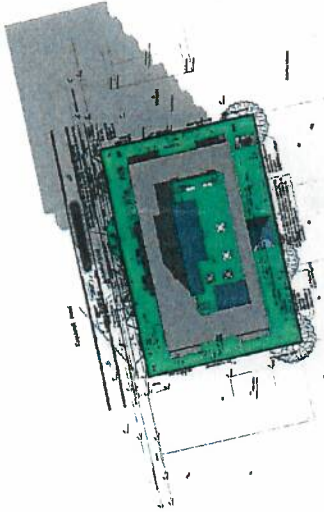
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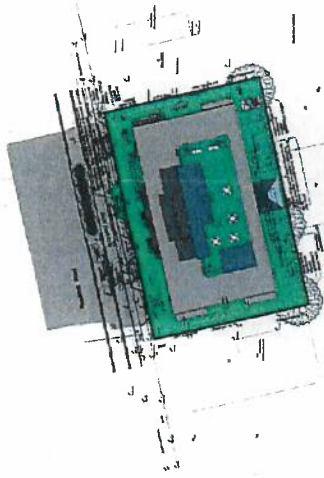
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drawn by:	MBP
checked by:	JRB
project no.	219P-141
date issued:	DEC 27, 2012



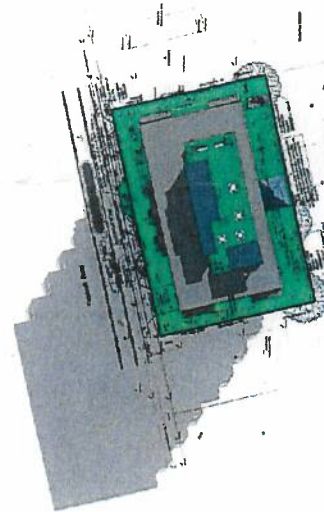
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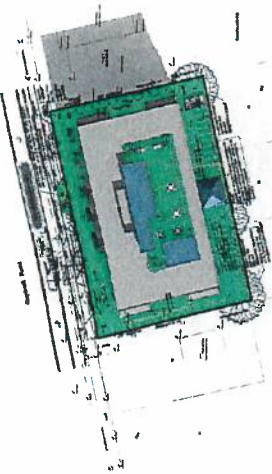
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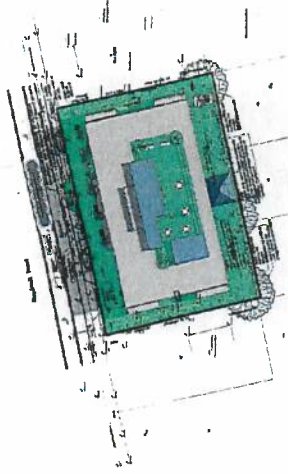
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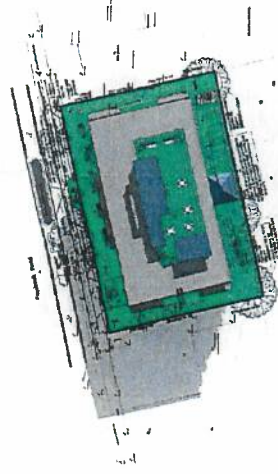
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Shadow Studios June 21 03PM
1:500



④ Shadow Studies June 21 12 PM
1:500



② Shadow Studios June 21 02AM



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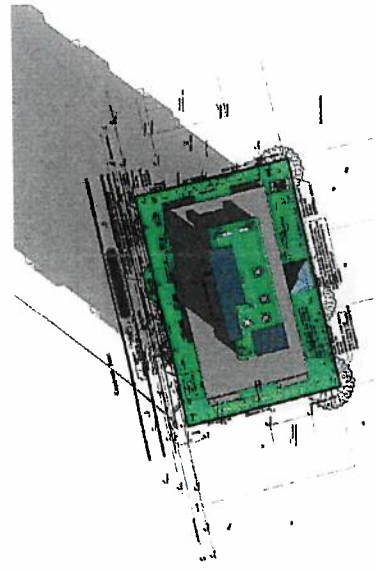
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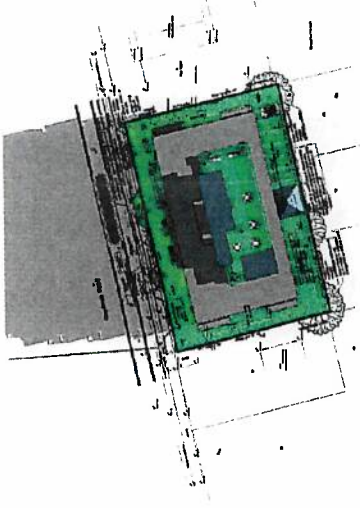
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9	10/17/2019	10/17/2019
10	10/17/2019	10/17/2019

PROJECT SITE
NEW MULTIFAMILY RESIDENTIAL
BUILDING
819-821-823 ESQUIMALT ROAD

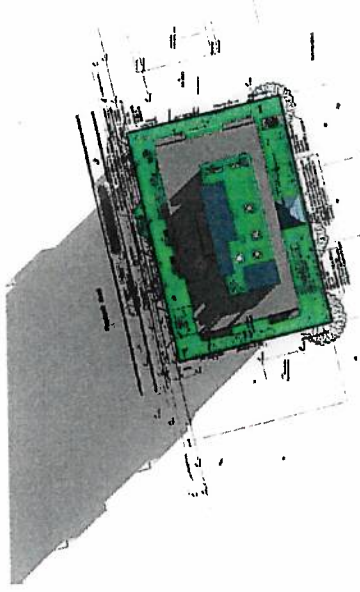
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Drawn by:	JLB
Checked by:	JLB
Project no:	2105-111
Date issued:	03/27/2021
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Sheet of:	A0.9



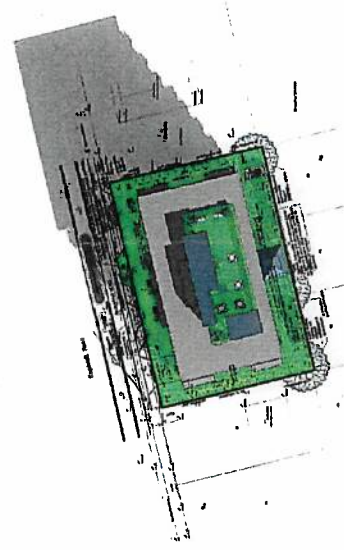
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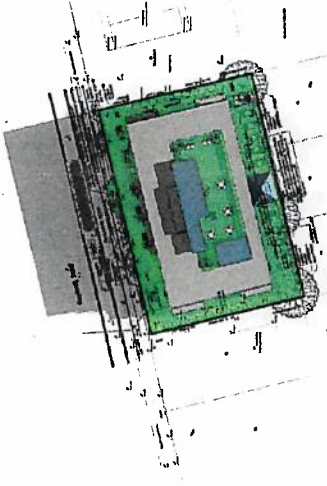
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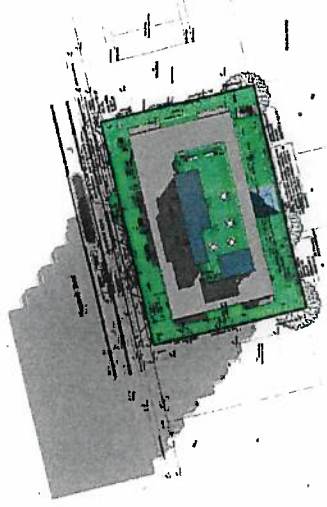
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④ Shadow Studies September 21 03PM
1:500



⑤ Shadow Studies September 21 12PM
1:500



⑥ Shadow Studies September 21 09AM
1:500