



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Agenda - Final Council

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

Monday, September 30, 2019

7:00 PM

Esquimalt Council Chambers

1. CALL TO ORDER

2. LATE ITEMS

3. APPROVAL OF THE AGENDA

4. MINUTES

1) [19-434](#) Minutes of the Special Meeting of Council, September 9, 2019

Attachments: [Special Council Minutes, September 9, 2019](#)

2) [19-435](#) Minutes of the Regular Meeting of Council, September 9, 2019

Attachments: [Regular Council Minutes, September 9, 2019](#)

5. PUBLIC HEARING - REZONING APPLICATION, 829 ADMIRALS ROAD

The Public Hearing is to afford all persons who deem their interest in property affected by the Bylaw an opportunity to be heard or to present written submissions before the Municipal Council on matters contained in the Bylaw.

1) [19-456](#) Notice of Public Hearing - Rezoning Application - 829 Admirals Road

Attachments: [Public Hearing Notice - Rezoning Application - 829 Admirals Road](#)

2) **Background Information - Available for Viewing Separately**

3) **Director of Development Services - Overview of Application**

a) [19-417](#) Rezoning Application - 829 Admirals Road, Staff Report No. DEV-19-083

Attachments: [Appendix A - Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2973](#)

[Appendix B - Air Photo and Zoning Map](#)

[Appendix C - Letter from Applicant](#)

[Appendix D - Survey, Parking Layout and Elevation Photos](#)

[Appendix E - Neighbourhood Meeting Synopsis](#)

[Appendix F - Correspondence](#)

[Appendix G - Notice of Public Hearing](#)

- 4) **Applicant or Authorized Representative - Overview of Application**
- 5) **Public Input**
- 6) **Adjournment of Hearing**
- 7) **Consideration of Staff Recommendation - Rezoning Application, 829 Admirals Road**

That Council, upon considering comments made at the Public Hearing, resolves that Bylaw No. 2973 (Appendix A), which would change the zoning designation of 829 Admirals Road (PID 001-759-817, Lot A, Section 10, Esquimalt District, Plan 28540, except part in Plan VIP86936), shown cross-hatched on Schedule 'A' of Bylaw No. 2973, from the Neighbourhood Commercial Zone (C-2) to a Comprehensive Development District (CD-124), be given third reading; and

That adoption of the Bylaw be withheld until an occupancy permit is obtained from the Township for the portion of the rear of the building that was enclosed without the benefit of a building permit.

6. PUBLIC HEARING - ZONING TEXT AMENDMENT, 1182 COLVILLE ROAD - UNIT 15

The Public Hearing is to afford all persons who deem their interest in property affected by the Bylaw an opportunity to be heard or to present written submissions before the Municipal Council on matters contained in the Bylaw.

- 1) **19-457 Notice of Public Hearing - Zoning Text Amendment - 1182 Colville Road - Unit 15**
Attachments: [Public Hearing Notice - Zoning Text Amendment, 1182 Colville Rd - Unit 15](#)
- 2) **Background Information - Available for Viewing Separately**
- 3) **Director of Development Services - Overview of Application**
 - a) **19-445 Zoning Text Amendment - 1182 Colville Road - Unit 15, Staff Report No. DEV 19-087**
Attachments: [Appendix A - Bylaw No. 2977 - Bylaw to Amend Zoning Bylaw 1992, No. 2050](#)
[Appendix B - Maps, CD- 57 Zone](#)
[Appendix C - Applicant Letters and Neighbourhood Meeting Feedback](#)
[Appendix D - Public Comments](#)
[Appendix E - Mailed Notice](#)
- 4) **Applicant or Authorized Representative - Overview of Application**

- 5) **Public Input**
- 6) **Adjournment of Hearing**
- 7) **Consideration of Staff Recommendation - Zoning Text Amendment, 1182 Colville Road - Unit 15**

That Council resolves that Bylaw No. 2977 [Appendix A], which would amend Zoning Bylaw, 1992, No. 2050, Comprehensive Development District No. 57, located at 1182 Colville Road [PID 026-875-683, Strata Lot 15, Section 10, Esquimalt District Strata Plan VIS6147 Together With An Interest In The Common Property In Proportion to the Unit Entitlement of the Strata Lot As Shown On Form V] by amending the zoning regulations to add and extend the Permitted Uses for the subject property, be given third reading and adoption.

7. PUBLIC INPUT ON ANY ITEMS LISTED ON THE AGENDA

Address Council on any item included on this Agenda, including Staff Reports and Communications (excluding items which are or have been the subject of a Public Hearing). Limit 2 minutes per speaker.

8. STAFF REPORTS

Finance

- 1) [19-432](#) 2020 Permissive Tax Exemptions, Staff Report FIN-19-016

Recommendation:

That Council give first, second and third readings to the Tax Exemption (Non-Profit Organizations) Bylaw, 2019, No. 2978 as attached to Staff Report FIN-19-016.

Attachments: [Tax Exemption \[Non-Profit Organizations\] Bylaw, 2019, No 2978](#)
[Tax Exemption \[Non-Profit Organizations\] Bylaw, 2019, No. 2978 - Appendix A](#)
[Tax Exemption \[Non-Profit Organizations\] Bylaw, 2019, No. 2978 - Appendix B](#)
[2020 Tax Exemption \[Non-Profit Organizations\] Bylaw, 2019, No. 2978 - Public Notice](#)

Development Services

- 2) [19-430](#) Development Permit - 455 Sturdee Street, Staff Report No. DEV-19-085

Recommendation:

That Council resolves that Development Permit No. DP000125, attached as Appendix B to Staff Report DEV-19-085, consistent with survey plan certification for Strata Plan EPS5951 (Appendix C) digitally signed by Scott Pearse on July 2, 2019 be approved, and staff be directed to issue the Permit and register the notice on the titles of the properties located at 455 Sturdee Street legally described as:

Most Northerly Lot: PID 008-290-113, Lot 22 Suburban Lot 48 Esquimalt District Plan 822;

and

Most Southerly Lot: PID 030-656-672, Lot A Suburban Lot 48 Esquimalt District Plan
EPP86766

Attachments: [Appendix A - Key Plan](#)

[Appendix B - DP000125 455 Strurdee Street DP with Appendix](#)

[Appendix C - Survey Plan Certification for Strata Plan EPS5951](#)

[Appendix D - Tsunami Report prepared by Ryzuk Geotechnical and dated August 8, 2019](#)

3) [19-447](#) Development Variance Permit Application - 455 Sturdee Street, Staff Report DEV-19-086

Recommendation:

That Council resolves that Development Variance Permit No. DVP00094 [Appendix B] allowing for Strata Lot Specific Variances associated with Proposed Strata Lots "B" and "C" for Strata Plan EPS5951 as prepared by Powell & Associates B.C. Land Surveyors, [Appendix C] including the following variances be approved, and staff directed to issue a permit and register the notice on the relevant title(s) at the time of registration.

For proposed Strata Lots "B" and "C", Strata Plan EPS5951:

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 Tusnami Hazard Zone) as measured from the 9.0 m geodetic elevation.

For Proposed Lot "B" only, Strata Plan EPS5951:

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.

For Proposed Lot "C" only, for Strata Plan EPS5951

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.

Attachments: [Appendix A - Key Map](#)

[Appendix B - DVP00094 - 455 Sturdee Street with Appendices](#)

[Appendix C - Strata Plan EPS5951](#)

[Appendix D - Ryzuk Tsunami Report](#)

[Appendix E - 455 Sturdee St DVP Notice](#)

4) [19-452](#) Development Permit - 880 A Esquimalt Road, Staff Report DEV-19-088

Recommendation:

That Council resolves that Development Permit No. DP000124 [Appendix A] authorizing the change to the form and character of the existing commercial building as per colour elevations and site plans provided by Lovick Scott Architects stamped "Received July 26, 2019" and "September 20, 2019" be approved with the condition that the applicant provide a

comprehensive landscape plan and landscape security, and staff be directed to issue the permit, and register the notice on title of the property located at 880 A Esquimalt Road [PID: 013-004-247, Lot 2 Section 11, Esquimalt District, Plan 47946].

Attachments: [Appendix A - DP000124](#)

[Appendix B - Colour Elevations and Site Plan](#)

[Appendix C - Comparison of Propsoal to Official Community](#)

[Plan Development Permit Area Guidelines](#)

[Appendix D - Aerial Photo and Subject Property Map](#)

9. MAYOR'S AND COUNCILLORS' REPORTS

1) [19-453](#) Updates from Mayor Barbara Desjardins

Attachments: [Report - Updates from Mayor Desjardins](#)

10. REPORTS FROM COMMITTEES

1) [19-441](#) Adopted Minutes from the Environmental Advisory Committee, May 23, 2019

Attachments: [2019 05 23 EAC Minutes](#)

2) [19-451](#) Draft Minutes from the Advisory Planning Commission, August 20, 2019

Attachments: [2019 08 20 APC Minutes](#)

3) [19-449](#) Adopted Minutes from the APC Design Review Committee, August 14, 2019

Attachments: [2019 08 14 DRC Minutes](#)

4) [19-450](#) Draft Minutes from the APC Design Review Committee, September 11, 2019

Attachments: [2019 09 11 DRC Minutes](#)

5) [19-448](#) Draft Minutes from the Local Grant Committee (Permissive Tax Exemptions), September 10, 2019

Attachments: [2019 09 10 Local Grant Committee Minutes - 2020 Permissive Tax Exemptions](#)

11. COMMUNICATIONS

For Council's Consideration

1) [19-436](#) Email from Terri Van Steinburg, President, Federation of Post-Secondary Educators of BC, dated September 11, 2019, Re: Fair Employment Week

Attachments: [Email - Fair Employment Week](#)

2) [19-437](#) Letter from Marie-Pierre Lavoie, Board Chair, Canadian

Francophone Games, dated September 23, 2019, Re: Opening Ceremonies Proposal

Attachments: [Letter - Francophone Games](#)

3) [19-442](#) Email from Colin Plant, Chair, Capital Regional District Board, dated September 18, 2019, Re: UBCM Housing Needs Reports Program Grant

Attachments: [Email - UBCM Housing Needs Reports Program Grant](#)

4) [19-454](#) Email from Sissi Bruch, Mayor of Port Angeles, dated September 17, 2019, Re: Charter of Compassion

Attachments: [Email - Charter of Compassion](#)

5) [19-455](#) Email from Ange-Christelle Irakarama, BC Utilities Commission, dated September 24, 2019, Re: Municipal Utilities Inquiry

Attachments: [Email - Municipal Utilities Inquiry](#)

12. PUBLIC COMMENT PERIOD

Address Council on any topic that impacts Esquimalt (excluding items which are or have been the subject of a Public Hearing). Limit 2 minutes per speaker.

13. ADJOURNMENT