



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

## Agenda - Final Council

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

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Monday, June 14, 2021

7:00 PM

Esquimalt Council Chambers

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*Ministerial Order No. M192 – June 17, 2020*

*Division 2 – Open meetings – municipalities 3. (2) A council or body is not required to allow members of the public to attend a meeting if, despite the best efforts of the council or body, the attendance of members of the public cannot be accommodated at a meeting that would otherwise be held in accordance with the applicable requirements or recommendations under the Public Health Act.*

*Ministerial Order No. M116 – April 21, 2020*

*If you would like to provide written comments to Council, please submit your correspondence via email to [corporate.services@esquimalt.ca](mailto:corporate.services@esquimalt.ca) by 12:00 p.m. (noon) on the day of the meeting.*

*If you would like to provide comments to Council electronically via telephone during the meeting, please contact the Corporate Officer for further details and scheduling at 250-414-7135 by 4:30 p.m. on the day of the meeting.*

### 1. CALL TO ORDER

### 2. LATE ITEMS

1) [24-375](#) Late correspondence

*Attachments: [Late correspondence for item No. 10.5](#)*

### 3. APPROVAL OF THE AGENDA

### 4. MINUTES

1) [21-302](#) Minutes of the Regular Council meeting held April 12, 2021

*Attachments: [Minutes of the Regular Council meeting, April 12, 2021](#)*

2) [21-326](#) Minutes of the Special Council meeting held April 26, 2021

*Attachments: [Minutes from the Special Council meeting, April 26, 2021](#)*

3) [21-327](#) Minutes of the Regular Council meeting held April 26, 2021

*Attachments: [Minutes from the Regular Council meeting, April 26, 2021](#)*

4) [21-328](#) Minutes of the Special Council meeting held May 3, 2021

*Attachments: [Minutes from the Special Council meeting, May 3, 2021](#)*

- 5) [21-329](#) Minutes of the Regular Council meeting held May 3, 2021  
*Attachments:* [Minutes from the Regular Council meeting, May 3, 2021](#)
- 6) [21-332](#) Minutes of the Special Council meeting held May 11, 2021  
*Attachments:* [Minutes from the Special Council meeting, May 11, 2021](#)
- 7) [21-339](#) Minutes of the Special Council meeting held May 17, 2021  
*Attachments:* [Minutes from the Special Council meeting, May 17, 2021](#)
- 8) [21-340](#) Minutes of the Regular Council meeting held May 17, 2021  
*Attachments:* [Minutes from the Regular Council meeting, May 17, 2021](#)
- 9) [21-341](#) Minutes of the Special Council meeting held May 31, 2021  
*Attachments:* [Minutes from the Special Council meeting, May 31, 2021](#)

## 5. PRESENTATIONS

- 1) [21-161](#) Ian Robertson, CEO & Christine Willow, Chair, Greater Victoria Harbour Authority (GVHA), Re: Update on GVHA  
*Attachments:* [Attachment No. 1: Presentation Application](#)  
[Attachment No. 2: PowerPoint Presentation](#)
- 2) [21-300](#) Laura-Beth Keane, Executive Director, Esquimalt Community Arts Hub Society, Re: Esquimalt Mural Festival  
*Attachments:* [Attachment No. 1: Presentation Application - ECAH](#)  
[Attachment No. 2: PowerPoint Presentation](#)  
[Attachment No. 3: Community Beautification Program - Status Request](#)  
[Attachment No. 4: Call to Artists](#)  
[Attachment No. 5: Mural Festival Request for Program Status](#)

## 6. ELECTRONIC 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.

## 7. STAFF REPORTS

### *Administration*

- 1) [21-314](#) 2020 Draft Annual Report, Staff Report No. ADM-21-012

#### *Recommendation:*

That Council adopt the Township of Esquimalt 2020 Annual Report at attached to Staff Report ADM-21-012.

*Attachments:* [Attachment No. 1: Draft 2020 Annual Report](#)

**Finance**

2) [21-309](#) Municipal Security Issuing Resolution - Loan Authorization Bylaw, 2021, No. 3021, Staff Report FIN-21-012

***Recommendation:***

That Council approve borrowing from the Municipal Finance Authority of British Columbia, as part of the 2021 Fall Borrowing Session, \$35,000,000 as authorized through the Public Safety Building Improvements Loan Authorization Bylaw, 2021, No. 3021 and that the Capital Regional District be requested to consent to our borrowing over a 30 year term and include the borrowing in a Security Issuing Bylaw.

**Development Services**

3) [21-308](#) Development Permit Application - 916 and 920 Old Esquimalt Road, Staff Report DEV-21-042

***Recommendation:***

That Council approve Development Permit No. DP000159 authorizing subdivision of the parcels located at 916 Old Esquimalt Road [PID 003-446-093; Lot C, Section 11, Esquimalt District, Plan 21636] and 920 Old Esquimalt Road [PID 003-446-395; Lot D, Section 11, Esquimalt District, Plan 21636] into five, bare land strata, parcels in accordance with the BC Land Surveyors Site Plan of Proposed Subdivision prepared by Scott Pearce, representing Powell and Associates BC Land Surveyors, stamped "Received March 12, 2021", attached as Appendix A to Staff Report DEV-21-042, and instruct staff to issue the Development Permit and register a notice on title.

*Attachments:* [Appendix A - DP000159 - 916 & 920 Old Esquimalt Road - Subdivision](#)  
[Appendix B - 916 & 920 Old Esquimalt Road - Site Plan, AirPhoto, OCP Designation Present LUD](#)  
[Appendix E - Applicant Council Presentation](#)  
[Appendix C - 916 & 920 Old Esquimalt Road - SFIU Letter, Brimmell P.Eng](#)  
[Appendix D - 916 & 920 Old Esquimalt Road - DPA No 1, 3, 7, 8 Matrices](#)

4) [21-311](#) Heritage Alteration Permit - 727 Lampson Street, Staff Report No. DEV-21-044

***Recommendation:***

That Council resolves that Heritage Alteration Permit No. HAP00005 [Appendix A of staff report DEV-21-044] authorizing alterations to the heritage designated building located at 727 Lampson Street [PID 005 261 627; Amended Lot 2, Section 10, Esquimalt District, Plan 2130] in accordance with the site plan prepared by James Worton, Powell and Associates, BC Land Surveyors, and the construction drawings by Mathew Cencich Designs Inc., all stamped "Received April 6, 2021" be approved, and staff be directed to issue the permit.

**Attachments:** [Appendix A - HAP00005 - 727 Lampson Street](#)  
[Appendix B - Air photo and RS-1 zone](#)  
[Appendix C - Heritage Designation Bylaw No. 1978 and draft Statement of Significance](#)  
[Appendix D - Site plan and construction drawings](#)  
[Appendix E - Applicants letter in lieu of a presentation](#)

5) [21-313](#) OCP Amending Bylaw 3030 and Zoning Bylaw Amending Bylaw 3031, CD No. 138, Public Safety Building, Staff Report No. DEV-21-045

**Recommendation:**

1. That Council resolves that Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw, 2021, No. 3030, attached to Staff Report No. DEV-21-045 as Appendix A, which would:

- Add a policy under Section 9.2 that would support the development of a Public Safety Building at 500 Park Place.
- Replace the policy under Section 9.2 so that the primary emergency operations centre would move from the Municipal Hall to the new Public Safety Building when it becomes operational.
- Amend Section 17.3.20 by adding the Public Safety Building to the list of developments exempted from requiring a development permit.
- Amend Schedule “B” being the “Proposed Land Use Designations” map, by designating all of PID 031-165-788, legally described as Lot A Suburban Lot 40 Esquimalt District Plan EPP103969 [500 Park Place] as “Institutional”, noting that:
  - the portion shown cross-hatched on attached Schedule “A” of Bylaw No. 3030 is approximately the area previously legally defined as the Lots 273, 274, and 275 Suburban Lot 40 Esquimalt District Plan 2854 and is changing from “Commercial/Commercial Mixed-use” to “Institutional”; and
  - the portion previously legally defined as the Lot 1 Suburban Lot 40 Esquimalt District Plan EPP36750 is already designated “Institutional”.
- Amend Schedule “F” being the “Public Parks and Facilities” map, by labelling all PID 031-165-788, legally described as Lot A Suburban Lot 40 Esquimalt District Plan EPP103969 [500 Park Place] as “Public Facilities” noting that:
  - the portion shown cross-hatched on attached Schedule “B” of Bylaw No. 3030 is approximately the area previously legally defined as the Lots 273, 274, and 275 Suburban Lot 40 Esquimalt District Plan 2854 and is changing from no designation to “Public Facilities”; and
  - the portion previously legally defined as the Lot 1 Suburban Lot 40 Esquimalt District Plan EPP36750 is already labelled “Public Facilities”.

- Amend Schedule “H” being the “Development Permit Areas” map, by colour-coding all PID 031-165-788, legally described as Lot A Suburban Lot 40 Esquimalt District Plan EPP103969 [500 Park Place] as white, noting that:
  - the portion shown cross-hatched on attached Schedule “C” of Bylaw No. 3030 is approximately the area previously legally defined as the Lots 273, 274, and 275 Suburban Lot 40 Esquimalt District Plan 2854 and is removing the Development Permit Area “6 - Multi-Family Residential” designation; and
  - the portion shown hatched on Schedule “C” previously legally defined as the Lot 1 Suburban Lot 40 Esquimalt District Plan EPP36750 is already colour-coded as white.

be given first and second readings.

2. That Council resolves that Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 3031, attached to Staff Report DEV-21-045 as Appendix B, which would amend Zoning Bylaw, 1992, No. 2050 by changing the zoning designation of PID 031-165-788, legally described as Lot A Suburban Lot 40 Esquimalt District Plan EPP103969 [500 Park Place], to CD-138 [Comprehensive Development District No. 138], noting:

- the portion shown cross-hatched on attached Schedule ‘A’ of Bylaw No. 3031 is approximately the area previously legally defined as the Lots 273, 274, and 275 Suburban Lot 40 Esquimalt District Plan 2854 and is changing from C-3 [Core Commercial] to CD No. 138 [Comprehensive Development District No. 138]; and
- the portion shown hatched on attached Schedule ‘A’ of Bylaw No. 3031 is approximately the area previously legally defined as the Lot 1 Suburban Lot 40 Esquimalt District Plan EPP36750 and is changing from P-1 [Public/Institutional] to CD No. 138 [Comprehensive Development District No. 138].

be given first and second readings.

3. That Council authorizes the Corporate Officer to schedule a Public Hearing for Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw No. 3030, and Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 3031, mail notices and advertise for same in the local newspaper.

**Attachments:** [Appendix A - Bylaw 3030 OCP Amendment 500 Park Place Public Safety Building](#)  
[Appendix B - Bylaw 3031 CD-138 500 Park Place Public Safety Building](#)  
[Appendix C - Key Map](#)  
[Appendix D - Architectural Drawing Set](#)  
[Appendix E - Landscape Plan](#)  
[Appendix F - Consultation for Public Safety Building Redevelopment redacted AF](#)  
[Appendix G - Green Building Checklist](#)  
[Appendix H - Staff Presentation](#)  
[Appendix I - Architect's Presentation](#)

6) [21-315](#) Development Permit Application – 457 Sturdee Street, Staff Report No. DEV-21-046

**Recommendation:**

1. That Council approves an amendment to Development Permit No. DP000125 [Appendix A], and staff be directed to issue the permit, and register the notice on the title of the property located at PID 031-023-916, Strata Lot C Suburban Lot 48 Esquimalt District Strata Plan EPS5951 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V [457 Sturdee Street].
2. That Council approves Development Permit No. DP000154 [Appendix B], for a single-family dwelling as illustrated on the architectural drawings by Victoria Design Group, stamped “Received December 24, 2020”, and staff be directed to issue the permit, and register the notice on the title of the property located at PID 031-023-916, Strata Lot C Suburban Lot 48 Esquimalt District Strata Plan EPS5951 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V [457 Sturdee Street].

**Attachments:** [Appendix A - DP000125 - Amendment](#)  
[Appendix B - DP000154](#)  
[Appendix C - Aerial Map and Official Community Plan](#)  
[Development Permit Area No. 2 Guidelines](#)  
[Appendix D - Architectural Drawings and Landscape Plan](#)  
[Appendix E - Green Building Checklist](#)  
[Appendix F - Geotechnical Engineering Report](#)  
[Appendix G - Applicant's comments regarding development permit area guidelines](#)

7) [21-316](#) Development Permit Application – 612 Constance Avenue, Staff Report No. DEV-21-047

***Recommendation:***

That Council approves Development Permit No. DP000162, attached as Appendix A to Staff Report DEV-21-047, consistent with the architectural plans provided by Formed Alliance Architecture Studio, stamped “Received March 30, 2021”, the landscape plan by Scatliff + Miller + Murray landscape architects, stamped “Received March 30, 2021”, and sited in accordance with the site plan provided by McElhanney Consulting Services, stamped “Received April 6, 2021”, to be located at 612 Constance Avenue [PID 031-206-379 Lot A, Suburban Lots 44 and 45, Esquimalt District, Plan EPP86051].

*Attachments:* [Appendix A - DP000162](#)  
[Appendix B - Aerial Map and CD No. 121 Zone](#)  
[Appendix C - Architectural Drawings, Landscape Plan, and Surveyor's Site Plan](#)  
[Appendix D - Green Building Checklist](#)  
[Appendix E - Applicant's Comments for Development Permit Area Guidelines](#)  
[Appendix F - Applicant Presentation](#)  
[Appendix G - Staff Presentation](#)

8) [21-330](#) Development Permit Application - 851 Lampson Street, Staff Report DEV-21-043

***Recommendation:***

That Council resolve that Development Permit No. DP000158, attached as “Appendix A” of staff report DEV-21-043, authorizing the form and character of the proposed development of a 4-unit townhouse (in a row house configuration), as sited on the survey plan prepared by James Worton, BCLS, representing Powell and Associates BC Land Surveyors, stamped “Received January 26, 2021”, consistent with the architectural plans, landscape plan and colour board prepared by Zebra Design, stamped “Received May 6, 2021”, be approved, and, subject to receipt of the required landscape security, staff be directed to issue the permit, and register the notice on the title of 851 Lampson Street [PID 005-778-441, Parcel A (DD 19978W) of Lot 12, Section 10, Esquimalt District, Plan 7500].

*Attachments:* [Appendix A - DP000158 - 851 Lampson Street](#)  
[Appendix B - 851 Lampson Street - SitePln,AirPhoto, OCP, Maps,opt](#)  
[Appendix C - 851 Lampson Street - DPA No 1,6,7,8 - Jan 26,2021](#)  
[Appendix D - Bylaw No. 3007 - 851 Lampson Street - CD 134](#)  
[Appendix E - Applicant Council Presentation](#)

## 8. BYLAWS

1) [21-321](#) Zoning Bylaw, 1992, No. 2050 and Parking Bylaw, No. 2011, 1992, Amendment Bylaw No. 3013, 2021 (detached Accessory Dwelling Units) - For Adoption

*Attachments:* [Bylaw No. 3013 - Zoning Bylaw & Parking Bylaw Amendments \(Dadu's\)](#)

2) [21-331](#) Checkout Bag Regulation Bylaw, 2019, No. 2953 - For Adoption

*Attachments:* [Bylaw No. 2953](#)

## 9. REPORTS FROM COMMITTEES

1) [21-307](#) Adopted Minutes of the Environmental Advisory Committee, April 22, 2021

*Attachments:* [2021 04 22 Environmental Advisory Committee Minutes - Adopted](#)

2) [21-342](#) Draft Minutes of the Parks and Recreation Advisory Committee, May 20, 2021

*Attachments:* [2021 05 20 Parks and Recreation Advisory Committee Minutes - Draft](#)

## 10. COMMUNICATIONS

### *For Council's Information*

1) [21-317](#) Email from the Honourable Bruce Ralston, Minister of Energy, Mines and Low Carbon Innovation, the Honourable Josie Osborne, Minister of Municipal Affairs, and the Honourable George Heyman, Minister of Environment and Climate Change Strategy, dated May 12, 2021, Re: Help Cities Lead Campaign

*Attachments:* [Email - Help Cities Lead Campaign](#)

2) [21-319](#) Email from Recreation Sites and Trails BC, dated May 20, 2021, Re: Trails Strategy for BC

*Attachments:* [Email - Trails Strategy for BC](#)

3) [21-322](#) Email from Dawn Sheppard, Acting Executive Services Coordinator, Capital Regional District, dated June 2, 2021, Re: Capital Regional District Regional Transportation Priorities

*Attachments:* [Email - CRD Regional Transportation Priorities](#)

4) [21-324](#) Letter from Shannon Salter, Chair, Civil Resolution Tribunal, dated May 28, 2021, Re: Information for Motor Vehicle Accident Disputes

*Attachments:* [Letter - Information for Motor Vehicle Accident Disputes](#)

**11. NOTICE OF MOTION**

1) [21-344](#) Regulation for Fences in Esquimalt, Councillor Meagan Brame - For Consideration

*Attachments:* [NOM - Regulation for Fences in Esquimalt](#)

**12. RISE AND REPORT**

1) [21-318](#) Salish Seaside RV Haven Zoning

*Attachments:* [Attachment No. 1: Rise and Report](#)

**13. ELECTRONIC 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.

**14. ADJOURNMENT**