



**CORPORATION OF THE
TOWNSHIP OF ESQUIMALT**
Agenda - Final
Council

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

Monday, August 17, 2020

7:00 PM

Esquimalt Council Chambers

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 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.

Council Attendance

*Mayor Desjardins (Council Chambers)
Councillor Armour (Conference Call)
Councillor Brame (Council Chambers)
Councillor Helliwell (Council Chambers)
Councillor Hundleby (Council Chambers)
Councillor Morrison (Conference Call)
Councillor Vermeulen (Conference Call)*

1. CALL TO ORDER

2. LATE ITEMS

- 1) [24-411](#) Late correspondence for items No. 6.4, 6.3

Attachments: [2020 08 17 Regular Council Late Agenda Items](#)

3. APPROVAL OF THE AGENDA

4. MINUTES

- 1) [20-381](#) Minutes of the Special Council meeting held July 6, 2020

Attachments: [Minutes of the Special Council meeting, July 6, 2020](#)

- 2) [20-384](#) Minutes of the Regular Council meeting held July 6, 2020

Attachments: [Minutes of the Regular Council meeting, July 6, 2020](#)

- 3) [20-382](#) Minutes of the Special Council meeting held July 13, 2020

Attachments: [Minutes of the Special Council meeting, July 13, 2020](#)

- 4) [20-393](#) Minutes of the Regular Council meeting held July 13, 2020

Attachments: [Minutes of the Regular Council meeting, July 13, 2020](#)

- 5) [20-383](#) Minutes of the Special Council meeting held July 22, 2020

Attachments: [Minutes of the Special Council meeting, July 22, 2020](#)

- 6) [20-392](#) Minutes of the Special Council meeting held August 4, 2020

Attachments: [Minutes of the Special Council meeting, August 4, 2020](#)

5. **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.

6. **STAFF REPORTS**

Administration

- 1) [20-270](#) 2019 Draft Annual Report, Staff Report No. ADM-20-014

Recommendation:

That Council adopt the Township of Esquimalt 2019 Annual Report at attached to Staff Report ADM-20-014.

Attachments: [Attachment No. 1 - Ministerial Order No. 159](#)

[Attachment No. 2 - Public Notice](#)

[Attachment No. 3 - Draft 2019 Annual Report](#)

Development Services

- 2) [20-394](#) Zoning Bylaw Text Amendment to the Comprehensive Development District No. 114 (1198 Munro St) CD Zone 114, Staff Report No. DEV-20-056

Recommendation:

That Council resolves that Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 3002" (Appendix "A"), as attached to Staff Report DEV-20-056, which would delete Section 67.100 (4) of the Zoning Bylaw, 1992, No. 2050, be given third reading and adoption.

Attachments: [Appendix A Bylaw No. 3002 - 1198 Munro - Amend density provisions in CD 114 first and second reading](#)
[Appendix B Zoning Bylaw 1992 No 2050 Amedment Bylaw No 2947 - 1198 Munro - Adopted](#)
[Appendix C Proposed subdivision of 1198 Munro Street](#)
[Appendix D Air photo, key map, zoning map excerpt, OCP Proposed Land Use Designation map excerpt](#)

- 3) [20-387](#) Rezoning Application - 876 Dunsmuir Road, Staff Report No. DEV-20-055

Recommendation:

That Council resolves that Bylaw No. 3000, attached as Appendix A to Staff Report No. DEV-20-055, which would amend Zoning Bylaw, 1992, No. 2050, by changing the zoning designation of 876 Dunsmuir Road [PID 001-586-971, Lot 77, Section 11, Esquimalt District, Plan 265], shown cross-hatched on Schedule "A" of Bylaw No. 3000, from Two Family Residential [RD-1] to Comprehensive Development District No. 142 [CD. No. 142], be given third reading.

Attachments: [Appendix A - Bylaw No. 3000 - Zoning Bylaw No. 2050 \(876 Dunsmuir Road\) CD-142 AF](#)
[Appendix B - 876 Dunsmuir Road - SP Airphoto OCP Zn maps CD-93 Zone](#)
[Appendix C - Applicant Narrative GrnBldgChkLst](#)
[Appendix D - 876 Dunsmuir Road - Drwqs BCLS LP](#)
[Appendix E - 876 Dunsmuir Road - Parking Study](#)
[Appendix F - 876 Dunsmuir Road - Public Open House Materials redacted](#)
[Appendix G - Notice of Waived PH - 876 Dunsmuir Road - Mailed July 31, 2020](#)
[Appendix H - Council Presentation - 876 Dunsmuir Road - August 17 - Staff](#)
[Appendix I - Council Presentation - 876 Dunsmuir Road - July 6 - Applicant](#)

- 4) [20-378](#) Rezoning Application - 481 South Joffre Street, Staff Report No. DEV-20-054

Recommendation:

1. That Council resolves that Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2999, attached as Appendix A to Staff Report DEV-20-054, which would amend Zoning Bylaw, 1992, No. 2050, by changing the zoning designation of 481 South Joffre Street [PID 003-150-909, Lot 4, Section 11, Esquimalt District, Plan 4729], shown cross-hatched on Schedule 'A' of Bylaw No. 2999, from Two Family/ Single Family Residential [RD-3] to Comprehensive Development District No. 141 [CD. No. 141], be given third reading; and

2. That, as the applicant wishes to assure Council that uses and development will be restricted and amenities provided as identified in Staff Report DEV-20-054, the

applicant has voluntarily agreed to register a Section 219 Covenant on the title of 481 South Joffre Street [PID 003-150-909, Lot 4, Section 11, Esquimalt District, Plan 4729] in favour of the Township of Esquimalt providing the lands shall not be subdivided, built upon or used (as appropriate to the requirement, as drafted by the Township's solicitor at the applicant's expense) in the absence of all of the following:

- this will not be used for tourist accommodation
- the property will not be subdivided, and
- the DADU, ("garden suite") will be provided with amenities on the site in perpetuity, including: a well lit path to the entrance; 20 metres of landscaped open space at grade (patio space); a screened garbage and recycling area; and a screened bicycle storage area.

To this end, Council direct staff and legal counsel for the Township to coordinate with the property owner to ensure a Section 219 Covenant addressing the aforementioned issues is registered against the property title, in priority to all financial encumbrances, prior to returning Amendment Bylaw No. 2999 to Council for consideration of adoption.

Attachments: [Appendix A - Bylaw 2999 - Zoning Bylaw Amendment \(481 S Joffre Street - CD141\)](#)
[Appendix B - Subject property map, Air photo, Current zone RD-3, Notice & Advertisement](#)
[Appendix C - Proposed DADU Regulatory Framework - COTW March 9](#)
[Appendix D - Applicants Letter, Green Checklist, Arborists Report](#)
[Appendix E - BCLS Site Plan, Building Plans](#)
[Appendix F - Applicants consultation - Feb 2020](#)
[Appendix G - Applicants Presentation](#)
[Appendix H - Staff Presentation](#)

- 5) [20-388](#) Official Community Plan Amendment Consultation List - 1237 Esquimalt Road, 510 Park Place, and 500 Carlisle Avenue, Staff Report No. DEV-20-057

Recommendation:

That Council, having considered Sections 475 and 476 of the Local Government Act, authorize staff to circulate the Official Community Plan amendment concept plan, attached as Appendix "B" to Staff Report DEV-20-057, detailing the proposed development of the Public Safety Building to be located at:

Street Address: 1237 Esquimalt Road (West Lot)
 PID: 006-386-407
 Legal Description: Lot 273, Suburban Lot 40, Esquimalt District, Plan 2854

Street Address: 1237 Esquimalt Road (East Lot)
 PID: 006-386-423

Legal Description: Lot 274, Suburban Lot 40, Esquimalt District, Plan 2854

Street Address: 510 Park Place

PID: 006-385-991

Legal Description: Lot 275, Suburban Lot 40, Esquimalt District, Plan 2854

Street Address: 500 Carlisle Avenue

PID: 029-349-320

Legal Description: Lot 1, Suburban Lot 40, Esquimalt District, Plan EPP36750

To those persons, organizations, and authorities identified in Appendix "A" of Staff Report DEV-20-057.

Note: The Township of Esquimalt has submitted a Reference Plan to the Land Titles Office that would consolidate the four lots into one lot with the following Legal Description: Lot A, Suburban Lot 40, Plan EPP103969.

Attachments: [Appendix A - Consultation List for Public Safety Building OCP Amendment](#)
[Appendix B - Public Safety Building Feasibility Study](#)

7. REPORTS FROM COMMITTEES

- 1) [20-386](#) Adopted Minutes from the Environmental Advisory Committee, May 28, 2020

Attachments: [2020 05 28 Environmental Advisory Committee Minutes](#)

- 2) [20-389](#) Draft Minutes from the Advisory Planning Commission, June 16, 2020

Attachments: [2020 06 16 Advisory Planning Commission Minutes](#)

8. COMMUNICATIONS

For Council's Consideration

- 1) [20-380](#) Email from Ryan Jabs, President, Community Builder, Lapis Homes, dated July 29, 2020, Re: Esquimalt Policies - Middle Housing

Attachments: [Email - Middle Housing](#)

- 2) [20-379](#) Email from Ellen Frisch, Executive Assistant, City of Fort St. John, dated July 31, 2020, Re: Letter to Premier Horgan re: BCUC's Approval of BC Hydro's Application

Attachments: [Email - Fort St. John](#)

9. RISE AND REPORT

10. 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.

11. ADJOURNMENT