



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Minutes - Draft

Council

Monday, August 17, 2020

7:00 PM

Esquimalt Council Chambers

Present: 7 - Mayor Barbara Desjardins
Councillor Ken Armour
Councillor Meagan Brame
Councillor Jacob Helliwell
Councillor Lynda Hundleby
Councillor Tim Morrison
Councillor Jane Vermeulen

Councillor Armour, Councillor Morrison and Councillor Vermeulen attended the meeting by conference call.

Staff: Laurie Hurst, Chief Administrative Officer
Bill Brown, Director of Development Services
Rachel Dumas, Manager of Corporate Services
Deborah Liske, Recording Secretary

1. CALL TO ORDER

Mayor Desjardins called the Regular Council meeting to order at 7:00 PM.

Mayor Desjardins acknowledged with respect that we are within the Traditional Territories of the Esquimalt and Songhees First Nations.

2. LATE ITEMS

(1) **PERTAINING** to Item No. 6 (4): **STAFF REPORTS** - Rezoning Application - 481 South Joffre Street, Staff Report No. DEV-20-054:

* Email from Kelly Teeple and Ken Whitehead, Re: In support of application, dated August 14, 2020

(2) **PERTAINING** to Item No. 6 (3): **STAFF REPORTS** - Rezoning Application - 876 Dunsmuir Road, Staff Report No. DEV-20-055:

* Email from Anne Stefanyk, Re: Concerns and comments of application, dated August 17, 2020

3. APPROVAL OF THE AGENDA

Moved by Councillor Brame, seconded by Councillor Hundleby: That the agenda be approved as amended with the inclusion of the late items. Carried Unanimously.

4. MINUTES

- 1) [20-381](#) Minutes of the Special Council meeting held July 6, 2020
- 2) [20-384](#) Minutes of the Regular Council meeting held July 6, 2020
- 3) [20-382](#) Minutes of the Special Council meeting held July 13, 2020
- 4) [20-393](#) Minutes of the Regular Council meeting held July 13, 2020
- 5) [20-383](#) Minutes of the Special Council meeting held July 22, 2020
- 6) [20-392](#) Minutes of the Special Council meeting held August 4, 2020

Moved by Councillor Hundleby, seconded by Councillor Helliwell: That the Minutes of the Special Council meeting held July 6, 2020, the Minutes of the Regular Council meeting held July 6, 2020, the Minutes of the Special Council meeting held July 13, 2020, the Minutes of the Regular Council meeting held July 13, 2020, the Minutes of the Special Council meeting held July 22, 2020 and the Minutes of the Special Council meeting held August 4, 2020 be adopted as circulated. Carried Unanimously.

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.

There was no electronic public input.

6. STAFF REPORTS***Administration***

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

CAO noted the initial draft available to the public did not include the latest set of core values developed by Council during the Strategic planning session. The draft report was corrected to include this omission.

Council comments (staff comments in italics):

* Add a section to next year's annual report pertaining to the Advisory Committees of Council, their mandates, membership and key recommendations/work completed.

* Provide a copy of report to Advisory Committees. *Will be posted to website with link emailed to Committee members.*

Moved by Councillor Brame, seconded by Councillor Helliwell: That Council adopt the Township of Esquimalt 2019 Annual Report as attached to Staff Report ADM-20-014. Carried Unanimously.

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

Director of Development Services noted the amendment is to rectify a text oversight.

Moved by Councillor Helliwell, seconded by Councillor Brame: 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. Carried Unanimously.

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

Director of Development Services provided an overview of the application noting the reduction in density to four units.

Moved by Councillor Brame, seconded by Councillor Helliwell: 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. Carried Unanimously.

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

Director of Development Services noted the Detached Accessory Dwelling Unit policy will be presented in late fall of 2020 for Council's consideration.

Moved by Councillor Hundleby, seconded by Councillor Brame:

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. Carried Unanimously.

- 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

Moved by Councillor Helliwell, seconded by Councillor Brame: 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. Carried Unanimously.

7. REPORTS FROM COMMITTEES

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

This item was received.

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

This item was received.

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

Moved by Councillor Armour, seconded by Councillor Hundleby: That Council direct staff to prepare a staff report that responds to the questions raised by Ryan Jabs, President, Community Builder, Lapis Homes in his letter dated July 29, 2020, Re: Esquimalt Housing - Middle Housing which included 1. Sprinkler systems in small buildings and 2. Underground systems in small buildings; and to also provide a comparison between the existing Township of Esquimalt and City of Victoria policies. Carried Unanimously.

- 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

This item was received.

9. RISE AND REPORT

There was no 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.

There was no electronic public comment.

11. ADJOURNMENT

Moved by Councillor Brame, seconded by Councillor Hundleby: That the Regular Council meeting be adjourned at 7:26 PM. Carried Unanimously.

MAYOR BARBARA DESJARDINS
THIS DAY OF _____, 2020

RACHEL DUMAS, CORPORATE OFFICER
CERTIFIED CORRECT