



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

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

Monday, July 6, 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.

1. CALL TO ORDER

2. LATE ITEMS

- 1) [24-355](#) Late correspondence

Attachments: [Correspondence for items no. 7.5, 10.5, 11.1](#)

3. APPROVAL OF THE AGENDA

4. MINUTES

- 1) [20-331](#) Minutes of the Special Council meeting held June 22, 2020

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

- 2) [20-332](#) Minutes of the Regular Council meeting held June 22, 2020

Attachments: [Minutes of the Regular Council meeting, June 22, 2020](#)

5. PRESENTATIONS

- 1) [20-307](#) Graeme Bethell, President, Pivotal IRM, Re: An approach for IRM in Esquimalt

Attachments: [Presentation Application - Pivotal IRM](#)

[Attachment No. 1 - PowerPoint Presentation](#)

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***Community Safety Services***

- 1) [20-314](#) Public Safety Building - Next Steps - Staff Report No. CSS-20-013

Recommendation:

That Council authorize the Public Safety Building Working Group to award the Design Services contract for the Public Safety Building to HCMA Architecture and Design as a single source provider, subject to HCMA Architecture and Design meeting the identified criteria as outlined in Staff Report No. CSS-20-013.

Engineering and Public Works

- 2) [20-328](#) Integrated Resource Management Report, Staff Report No. EPW-20-019

Recommendation:

That Council receive the interim report for information and direct staff to commence a public engagement process.

Attachments: [Attachment No. 1: Esquimalt IRM Technical Report](#)

- 3) [20-345](#) Traffic Order No. 1316 - Colville Road "No Parking" Restriction, Staff Report No. EPW-20-016

Recommendation:

That Council approve the implementation of Traffic Order 1316 "No Parking Restriction" along Colville Road, as outlined in Staff Report No. EPW-20-016.

Attachments: [Attachment No. 1: TO1316](#)

[Attachment No. 2: TO1316 Map](#)

- 4) [20-343](#) Traffic Order No. 1315 - Reeve Place "No Parking" Restriction, Staff Report No. EPW-20-015

Recommendation:

That Council approve the implementation of Traffic Order 1315 "No Parking Restriction" along Reeve Place, as outlined in Staff Report No. EPW-20-015.

Attachments: [Attachment No. 1: TO1315](#)

[Attachment No. 2: TO1315 Map](#)

- 5) [20-321](#) 937 Mesher Place - Funding Source Options, Staff Report No. EPW-20-018

Recommendation:

That Council not approve expenditure of funds for BAP00044 and all associated costs be at the expense of the applicant/ property owner.

- 6) [20-344](#) Boulevard Alteration Permit - 905 Shearwater Street, Staff Report No. EPW-20-017

Recommendation:

That Council approve Boulevard Alteration Permit No. 00045 as outlined in Staff Report No. EPW-20-017, to construct a widened driveway at 905 Shearwater Street

Attachments: [Attachment No. 1: Public Engagement Input](#)

Development Services

- 7) [20-316](#) Rezoning Application - 1048 Tillicum Road, Staff Report No. DEV-20-045

Recommendation:

1. That Council resolves that Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2994, attached as Appendix A to Staff Report DEV-20-045, which would amend Zoning Bylaw, 1992, No. 2050, by changing the zoning designation of 1048 Tillicum Road [PID 005-010-390, Lot D, Section 10, Esquimalt District, Plan 11683], shown cross-hatched on Schedule 'A' of Bylaw No. 2994, from Two Family Residential [RD-1] to Comprehensive Development District No. 132 [CD. No. 132], 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-20-045, the applicant has voluntarily agreed to register a Section 219 Covenant on the title of 1048 Tillicum Road [PID 005-010-390, Lot D, Section 10, Esquimalt District, Plan 11683] 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:

- The existing buildings will only be used for their current uses prior to demolition,
- The number of dwelling units in the new development will remain at no more than five [5] units, as stated in Bylaw No. 2994,
- Three (3) visitor parking spaces will be provided and remain as illustrated in the Site Plan, SK-1, attached in Appendix D of Staff Report DEV-20-045,
- Installation of an electric vehicle charging station in each of the five [5] private garages and at each of the three [3] visitor parking spaces,
- Installation of screening around the garbage and recycling area,
- Installation of two visitor bicycle lockups within the parking area, and
- A constraint on the future strata corporation that the rental of the units will not be restricted.

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. 2994 to Council for consideration of adoption.

Attachments: [Appendix A - Bylaw No. 2994 - Zoning Bylaw 1992 No. 2050 \(1048 Tillicum Road\) CD132 wph](#)
[Appendix B - 1048 Tillicum Rd - SitePln Airphoto OCP Zone Maps RM-3 Zone](#)
[Appendix C - 1048 Tillicum Rd - Applicant Narative Green Features](#)
[Appendix D - 1048 Tillicum Rd - Drwgs CB Grge Shdw BCLS LP - April 20](#)
[Appendix E - 1048 Tillicum Rd - Left Turn Access Review - Bunt](#)
[Appendix F - 1048 Tillicum Rd - Community Open House - Summary](#)
[Appendix G - 1048 Tillicum Road - Notice of Waived Public Hearing](#)
[Appendix H - 1048 Tillicum Road - Resident Feedback](#)
[Appendix I - PowerPoint Presentation Staff](#)
[Appendix J - PowerPoint Presentation Applicant](#)

- 8) [20-309](#) Development Variance Permit - 955 Colville Road, Staff Report No. DEV-20-039

Recommendation:

That Council resolves that Development Variance Permit No. DVP00105 [Appendix A of staff report DEV-2-039] authorizing changes to the retaining walls in the south-west corner of the subject property, as sited on the survey plan prepared by Summit Land Surveying, the Engineering drawings by Farhill Engineering Ltd., and consistent with the architectural plans provided by T-Square Design, all stamped "Received June, 3, 2020" and including the following relaxations to Zoning Bylaw 1992, No. 2050, be approved, and staff be directed to issue the permit and register the notice on the title of the property located at 955 Colville Road [PID 030-922-852; Lot A, Section 10, Esquimalt District, Plan EPP96394]":

Vary Section 22 (2) Fences and Retaining Walls: To reduce the required height to horizontal separation ratio to allow the 1.5 metre walls to exist less than 3 metres apart [i.e. from 1:2 ratio to 1:0.40].

Vary Section 67.99 (12)(a) Retaining Walls: Allow a 0.5 metre increase to the permitted height of a retaining wall, provided they are located within 4.3 metres of the Rear Lot Line [i.e. from 1.5 metres to 2.0 metres].

Attachments: [Appendix A - DVP00105 - 955 Colville Road - retaining walls](#)
[Appendix B - Subject property map, Air photo, CD-112 zone](#)
[Appendix C - Site Plan, Approved & Proposed plans](#)

- 9) [20-319](#) Development Variance Permit Application - 856 Isbister Street, Staff Report No. DEV-20-043

Recommendation:

That Council approve Development Variance Permit No. DVP00104 [Appendix A] including the following variances to Parking Bylaw, 1992, No. 2011, and staff be directed to issue the permit and register the notice on the title of the property located at PID 002-702-193, Lot 5, Section 2, Esquimalt District, Plan 27374 except that part in Plan 916 BL [856 Isbister Street]:

Parking Bylaw, 1992, No. 2011, (9)(4) - Exemption from the requirement that Parking Spaces in Residential zones shall be located no closer to the front lot line than the front face of the Principal Building.

Attachments: [Appendix A - DVP00104](#)
[Appendix B - Aerial Map](#)
[Appendix C - Architectural Drawings](#)
[Appendix D - Public Comment](#)

- 10) [20-320](#) Development Permit Application - 485 Head Street, Staff Report No. DEV-20-044

Recommendation:

That Council approve Development Permit No. DP000140, attached as Appendix A to Staff Report DEV-20-044, consistent with the architectural plans provided by Victoria Design Group, stamped "Received June 3, 2020", and sited in accordance with the BC Land Surveyor's site plan provided by Glen Mitchell Land Surveying Inc., stamped "Received June 12, 2020", and staff be directed to issue the Permit and register the notice on the title of the property located at 485 Head Street [PID 002-376-059, Lot A, Section 11, Esquimalt District, Plan 26678].

Attachments: [Appendix A -DP000140](#)
[Appendix B - Aerial Map](#)
[Appendix C - Architectural Drawings and Surveyor's Site Plan](#)
[Appendix D - Green Building Checklist](#)

- 11) [20-318](#) Development Variance Permit Application - 1085 and 1093 Gosper Crescent, Staff Report No. DEV-20-042

Recommendation:

That Council approves Development Variance Permit No. DVP00103 [Appendix A] including the following variances to Zoning Bylaw, 1992, No. 2050 and Parking Bylaw, 1992, No. 2011, specifically for the proposed Lot 'B' as delineated in the surveyor's site plan provided by James Worton, B.C.L.S., stamped "Received May 26, 2020", and staff be directed to issue the permit and register the notice on the titles of the properties located at PID 005-164-194, Lot 1, Block 1, Section 10, Esquimalt District, Plan 11214 [1085 Gosper Crescent] and PID 005-916-445, Lot 40, Section 10, Esquimalt District, Plan 5726 [1093 Gosper Crescent]:

Zoning Bylaw, 1992, No. 2050, 30 (1) - Area, Shape and Dimension of Lots:

Exemption from the prohibition that no subdivision shall be created in any Zone so that any Parcel created by the subdivision has an area or dimension less than that set out for the Zone in which it is located as specified by this bylaw.

Zoning Bylaw, 1992, No. 2050, 34 (2) - Parcel Size: Reduction for the minimum Parcel Size for Parcels created by subdivision from 530.0 square metres to 472.0 square metres.

Zoning Bylaw, 1992, No. 2050, 34 (9)(a)(iii) - Rear Setback: A 3.5 metre reduction to the requirement that no Principal Building shall be located within 7.5 metres of a Rear Lot Line. [i.e. from 7.5 metres to 4.0 metres]

Parking Bylaw, 1992, No. 2011, (9)(4) - Exemption from the requirement that Parking Spaces in Residential zones shall be located no closer to the front lot line than the front face of the Principal Building.

Parking Bylaw, 1992, No. 2011, 13 (1)(i) - Number of Off-Street Parking Spaces: a reduction of required parking spaces from 1 space per dwelling unit to 1 space for a single family dwelling and its corresponding secondary suite.

Attachments: [Appendix A - DVP00103](#)
[Appendix B - Aerial Map and RS-1 Zone](#)
[Appendix C - Architectural Drawings, Landscape Plan and Surveyor's Site Plan](#)
[Appendix D - Green Building Checklist](#)
[PowerPoint Presentation Applicant](#)

- 12) [20-311](#) Rezoning Application - 636 & 640 Drake Avenue, Staff Report No. DEV-20-040 - For Adoption

Recommendation:

1. That Council resolves that Bylaw No. 2950 attached as Appendix 'A' of Staff Report DEV-20-040, which would amend the Official Community Plan Bylaw, 2018, No. 2922 by:

- changing Schedule 'B', being the Proposed Land Use Designations Map by changing the designation of 636 Drake Avenue [PID 002-923-211; Lot 3 of Suburban Lot 41, Esquimalt District, Plan 25565] and 640 Drake Avenue [PID 002-923-157; Lot 2, Suburban Lots 50 and 41, Esquimalt District, Plan 25565], shown cross-hatched on Schedule 'A' of Amendment Bylaw No. 2950, from 'Low Density Residential' to 'Townhouse Residential'; and
- changing Schedule 'H', being the Development Permit Areas Map by changing the designation of 636 Drake Avenue [PID 002-923-211; Lot 3 of Suburban Lot 41, Esquimalt District, Plan 25565] and 640 Drake Avenue [PID 002-923-157; Lot 2, Suburban Lots 50 and 41, Esquimalt District, Plan 25565], shown cross-hatched on Schedule 'A' of Amendment Bylaw No. 2950, from Development Permit Area No. 3 - Enhanced Design Control Residential to Development Permit Area No. 6 - Multi-Family Residential be adopted.

2. That Council, resolves that Bylaw No. 2951 attached as Appendix 'B' of Staff Report DEV-20-040, which would amend Zoning Bylaw, 1992, No. 2050 by changing the

zoning designation of 636 Drake Avenue [PID 002-923-211; Lot 3 of Suburban Lot 41, Esquimalt District, Plan 25565] and 640 Drake Avenue [PID 002-923-157; Lot 2, Suburban Lots 50 and 41, Esquimalt District, Plan 25565] shown cross-hatched on Schedule 'A' of Amendment Bylaw No. 2951, from RD-1 [Two Family Residential] to CD No. 116 [Comprehensive Development District No. 116], be adopted.

Attachments: [Appendix A - Bylaw 2950 - Amendment to OCP Bylaw No 2922 \(636 and 640 Drake Avenue\)](#)
[Appendix B - Bylaw 2951 \(CD 116\) - Amendment to Zoning Bylaw No 2050 \(636 and 640 Drake Avenue CD116\)](#)
[Appendix C - Section 219 Covenant CA8211672 - as registered](#)

- 13) [20-310](#) Zoning Text Amendment - Light Industrial Zone (Lighthouse Brewing, 836 Devonshire Ave), Staff Report No. DEV-20-041

Recommendation:

1. That Council resolves that Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 3003 [Appendix A] as attached to Staff Report DEV-20-041, which would amend Zoning Bylaw, 1992, No. 2050, by adding text as detailed in the contents of amending Bylaw No. 3003, be given first and second readings; and

2. That Council waive the Public Hearing pursuant to Local Government Act, Section 464(2) for Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 3003 and direct staff to proceed with appropriate public notification and return the bylaw to Council for consideration of third reading and adoption.

Attachments: [Appendix A - Bylaw No. 3003 - Light Industrial zone - beverage manufacturing](#)
[Appendix B - Light Industrial zone text, map, air photo Lighthouse Brewing](#)
[Appendix C - Applicants letter, and Lounge plans](#)
[Appendix D - Lighthouse Brewing Company consultation and supporting emails](#)
[Appendix E - Lighthouse Brewing - Council Meeting July 6th 2020](#)
[Appendix F - PowerPoint Presentation](#)

- 14) [20-330](#) Rezoning Application - 876 Dunsmuir Road, Staff Report No. DEV-20-036

Recommendation:

1. That Council resolves that Bylaw No. 3000, attached as Appendix A to Staff Report No. DEV-20-036, 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 first and second 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-20-036,

the applicant has voluntarily agreed to register a Section 219 Covenant on the title of 876 Dunsmuir Road [PID 001-586-971, Lot 77, Section 11, Esquimalt District, Plan 265] 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:

- The number of dwelling units in the new development will remain at no more than four [4] units, as stated in Bylaw No. 3000,
- One (1) visitor parking space will be provided and remain as illustrated in the Site Plan, attached in Appendix D of Staff Report DEV-20-036,
- Provision of a BC Transit pass to a designated resident of each of the four townhomes for a period not less than one year,
- Installation of a Level 2 electric vehicle charging station in each of the four [4] and at the one [1] visitor parking space,
- One bicycle locker will be provided for each unit and will include a minimum of one electrical outlet, and
- A constraint on the future strata corporation that the rental of the units will not be restricted.

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. 3000 to Council for consideration of adoption].

3. That Council waive the Public Hearing pursuant to Local Government Act, Section 464(2) for Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 3000, attached as Appendix A to Staff Report No. DEV-20-036 and direct staff to proceed with appropriate public notification and return the bylaw to Council for consideration of third reading.

Attachments: [Appendix A - Bylaw No. 3000 - Zoning Bylaw No. 2050 \(876 Dunsmuir Road\) CD-142](#)
[Appendix B - 876 Dunsmuir Road - SP Airphoto OCP Zn maps CD-93 Zone](#)
[Appendix C - Applicant Narrative GrnBldgChkLst](#)
[Appendix D - 876 Dunsmuir Road - Drwgs BCLS LP](#)
[Appendix E - 876 Dunsmuir Road - Parking Study](#)
[Appendix F - 876 Dunsmuir Road - Public Open House Materials redacted](#)
[Appendix G - Council Presentation Staff](#)
[Appendix H - Council Presentation Applicant](#)

- 15) [20-340](#) Text Amendment to the Comprehensive Development District No. 114 (1198 Munro St) CD Zone 114, Staff Report No. DEV-20-046

Recommendation:

1. That Council resolves that Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No.

3002" (Appendix "A"), as attached to Staff Report DEV-20-046, which would delete Section 67.100 (4) of the Zoning Bylaw, 1992, No. 2050, be given first and second readings, and

2. That Council waive the Public Hearing pursuant to Local Government Act, Section 464(2) for Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 3002 and direct staff to proceed with appropriate public notification and return the bylaw to Council for consideration of third reading and adoption.

Attachments: [Appendix A - Amendment Bylaw No. 3002](#)
[Appendix B - Amendment Bylaw No. 2947](#)
[Appendix C - Proposed subdivision of 1198 Munro Street](#)
[Appendix D - Air photo, key map, zoning map excerpt, OCP Proposed Land Use Designation map excerpt](#)

8. BYLAWS

- 1) [20-312](#) Advisory Planning Commission Bylaw, 2012 No. 2792, Amendment Bylaw 2020, No. 3001- For Adoption

Attachments: [3001 - Advisory Planning Commission Bylaw 2012 No 2792 Amendment Bylaw 2020](#)

9. MAYOR'S AND COUNCILLORS' REPORTS

- 1) [20-346](#) Greater Victoria Public Library Board Verbal Update by Councillor Jane Vermeulen

10. COMMUNICATIONS

For Council's Consideration

- 1) [20-333](#) Email from Rich Elliot, Executive Assistant, City of Victoria, dated June 22, 2020, Re: Modular Housing

Attachments: [Email - Modular Housing](#)

- 2) [20-335](#) Email from Alison Worsfold, Executive Assistant, City of Rossland, dated June 19, 2020, Re: Global Covenant of Mayor's for Climate & Energy Change

Attachments: [Email - Global Covenant of Mayor's for Climate & Energy Change](#)

- 3) [20-337](#) Email from Muriel Protzer, Canadian Federation of Independent Business (CFIB), dated June 24, 2020, Re: Small Business Everyday Campaign

Attachments: [Email - CFIB](#)

- 4) [20-338](#) Email from Pat Mothersill, dated June 23, 2020, Re: Municipal Property at Corner of Lyall and Fraser Street

Attachments: [Email - Municipal Property Lyall and Fraser Street](#)

- 5) [20-339](#) Email from Lois Blackmore, dated June 26, 2020, Re: Request for Approval of Signage

Attachments: [Email - Request for Approval of Signage](#)

For Council's Information

- 6) [20-334](#) Email from Mary Sue Maloughney, Assistant Deputy Minister and General Manager, Liquor and Cannabis Regulation Branch

Attachments: [Email - LCRB Selling It Right Training & Policy Directive 20-15](#)

11. NOTICE OF MOTION

- 1) [20-313](#) Notice of Motion re: streets and sidewalk cleaning by Mayor Barbara Desjardins and Councillor Meagan Brame - For Discussion

Attachments: [Attachment No. 1: Notice of Motion - Streets and sidewalk cleaning](#)

12. 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