



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Agenda - Final

Council

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

Monday, November 27, 2017

7:00 PM

Esquimalt Council Chambers

1. **CALL TO ORDER**
2. **LATE ITEMS**
3. **APPROVAL OF THE AGENDA**
4. **MINUTES**

- 1) [17-473](#) Minutes of the Special Meeting of Council, November 6, 2017

Attachments: [2017 11 06 Special Council Minutes - Draft](#)

- 2) [17-474](#) Minutes of the Regular Meeting of Council, November 6, 2017

Attachments: [2017 11 06 Regular Council Minutes - Draft](#)

- 3) [17-475](#) Minutes of the Special Meeting of Council, November 20, 2017

Attachments: [2017 11 20 Special Council Minutes - Draft](#)

5. **PUBLIC INPUT (On items listed on the Agenda)**
Excluding items which are or have been the subject of a Public Hearing.

6. **STAFF REPORTS**

Finance

- 1) [17-453](#) Local Grant Application - Esquimalt High School Athletics, Staff Report FIN-17-020

Recommendation:

That Council approve a local grant in the amount of \$2,750 for the Esquimalt High School athletics program in accordance with Council Policy No. ADMIN-29.

Attachments: [ADMIN-29 \(Local Grants - Esquimalt High School\)](#)
[Esquimalt High School Athletics application](#)

Engineering and Public Works

- 2) [17-459](#) 1066 Gosper Crescent Boulevard Alteration Permit Extension, Staff Report EPW-17-063

Recommendation:

That Council does not approve the extension of the Boulevard Alteration Permit for 1066 Gosper Crescent for a three year period, and revokes the Boulevard Alteration Permit with direction to staff to begin the process for the removal of the fence.

Attachments: [Attachment A-Report EPW-16-025 - Oct 24, 2016 Council Minutes](#)
[Attachment B - Delegation Request for BAP Extension](#)
[Attachment C - Letters of Support and Opposition for BAP Extension](#)

- 3) [17-461](#) Traffic Order 1272 - Lugin Place at Lockley Road, Staff Report EPW-17-065

Recommendation:

That Council approve Traffic Order 1272 that "Stop" sign and road markings be installed on Lugin Place at the intersection of Lockley Road.

Attachments: [Attachment A - Traffic Order 1272](#)

- 4) [17-462](#) Traffic Order 1273 - Rockcrest Place at Rockcrest Avenue, Staff Report EPW-17-066

Recommendation:

That Council approve Traffic Order 1273 that "Stop" sign and road markings be installed on Rockcrest Place at the intersection of Rockcrest Avenue.

Attachments: [Attachment A - Traffic Order 1273](#)

- 5) [17-464](#) Traffic Order 1274 - Fernhill Place at Fernhill Road, Staff Report EPW-17-067

Recommendation:

That Council approve Traffic Order 1274 that "Stop" sign and road markings be installed on Fernhill Place at the intersection of Fernhill Road.

Attachments: [Attachment A - Traffic Order 1274](#)

- 6) [17-465](#) Traffic Order 1275 - Astle Street at Constance Avenue, Staff Report EPW-17-068

Recommendation:

That Council approve Traffic Order 1275 that "Stop" sign and road markings be installed on Astle Street at the intersection of Constance Avenue.

Attachments: [Attachment A - Traffic Order 1275](#)

- 7) [17-466](#) Traffic Order 1276 - Miles Street at Constance Avenue, Staff Report EPW-17-069

Recommendation:

That Council approve Traffic Order 1276 that "Stop" signs and road markings be installed on Miles Street (east and west bound legs) at the intersection of Constance Avenue.

Attachments: [Attachment A - Traffic Order 1276](#)

- 8) [17-467](#) Traffic Order 1277 - Glengarry Place at Kindersley Road, Staff Report EPW-17-070

Recommendation:

That Council approve Traffic Order 1277 that “Stop” sign and road markings be installed on Glengarry Place at the intersection of Kindersley Road.

Attachments: [Attachment A - Traffic Order 1277](#)

Development Services

- 9) [17-463](#) Development Permit, Development Variance Permit - 429 Lampson Street - 'English Inn', Staff Report No.: DEV-17-066

Recommendation:

1. That Council resolves **that Development Variance Permit No. DVP00049 [Appendix A]** authorizing the development as shown on the B.C. Land Surveyor's Building Location Certificate prepared by J.E. Anderson and Associates, and the architectural drawings prepared by Merrick Architecture, both stamped 'Received October 27, 2017', and including the following relaxations to Zoning Bylaw, 1992, No. 2050 and Parking Bylaw, 1992, No. 2011, **be approved, and staff be directed to issue the permit and register the notice on the title** of the property located at PID 023-009-331, Lot B, Esquimalt District, Plan VIP60066 [429 Lampson Street];

Zoning Bylaw 1992, No. 2050, Section 67.71 B. Site A (7)(a) Siting Requirements

- **Principal Building** - A variance to the permitted perimeter of the existing principal building [Manor house], as shown in the Land Surveyor's Certificate prepared by McElhanney Consulting Services, stamped 'Received September 9, 2013' by allowing the new Manor house [English Inn] wing footprint as illustrated the B.C. Land Surveyor's Certificate prepared by J.E. Anderson and Associates, stamped 'Received October 27, 2017';

Zoning Bylaw 1992, No. 2050, Section 67.71 - C. Site B (17)(a) Lot Coverage -

An increase to the requirement that all Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 50% of the area of Site B, allowing the building foundations and the underground parking structure to cover up to 60% of Site B;

Zoning Bylaw 1992, No. 2050, Section 67.71 - C. Site B (18)(a) Siting

Requirements - Principal Building - (ii) Eastern Lot Line setback, (iii) Northern Lot Line setback and (iv) Southern Lot Line setback - A 0.30 metre decrease to the 7.5 metre minimum setback requirement for Building Elements over 11 metres in height; allowing the edge of the balconies on 'Level 4' to be located within the setback [i.e. from 7.5 metres to 7.2 metres];

Zoning Bylaw 1992, No. 2050 Section 67.71 - C. Site B (18)(a)(ii) Siting

Requirements -Principal Building - Eastern Lot Line setback - A variance to the 3.5 metre minimum setback requirement for building elements up to 11 metres in height; allowing Building Elements (roof peaks) up to 15.0 metres in height with a

minimum setback of 3.5 metres from the Eastern lot line, for 'Level 4' of the eastern most end of 'Building 3' [the Southern Building], [i.e. from 11 metres to 15.0 metres];

Zoning Bylaw 1992, No. 2050 Section 67.71 - C. Site B (18)(a)(iii) Siting

Requirements - Principal Building - Northern Lot Line setback - A variance to the 4.5 metre minimum setback requirement for Building Elements up to 11 metres in height; allowing building elements up to 16.0 metres in height with a minimum setback of 4.5 metres from the Northern lot line, to allow for the 'Level 4' exterior corridor, and a portion of 'Building 1' [the Northern Building], [i.e. from 11 metres to 16.0 metres];

Zoning Bylaw 1992, No. 2050 Section 67.71 - C. Site B (18)(a)(iv) Siting

Requirements - Principal Building - Southern Lot Line setback - A variance to the 4.5 metre minimum setback requirement for Building Elements up to 11 metres in height; allowing building elements up to 15.5 metres in height with a minimum setback of 4.5 metres from the Southern lot line, to allow for the 'Level 4' southern most portion of 'Building 3' [the Southern Building], [i.e. from 11 metres to 15.5 metres];

Zoning Bylaw 1992, No. 2050 Section 16. (1)(b)&(e) - Siting Exceptions - A 0.3 metre increase to the exception; thereby allowing setbacks to be reduced by not more than 0.6 metres only, for certain features if projecting beyond the face of a building and into a setback; allowing portions of the gutters, sills, eaves, and ornamental features [heavy timber trellis elements] to project 0.9 metres into the required Setbacks [i.e. from 0.6 metres to 0.9 metres];

Parking Bylaw, 1992, No. 2011, Section 14. (4) Dimensions Of Off-Street Parking

Spaces - An exemption to the requirement that where any Parking Space abuts any portion of a fence or Structure, the minimum stall width shall be increased by 0.3 metres for that Parking Space, for those Parking Spaces abutting a structural column within the parking garage.

2. That Council resolves that **Development Permit No. DP000072 [Appendix B]** authorizing the development as shown on the B.C. Land Surveyor's Building Location Certificate prepared by J.E. Anderson and Associates, stamped 'Received November 21, 2017'; the Architectural Drawings, Colourboard, Site Circulation Plan and Exterior Corridors Condition Perspective Views prepared by Merrick Architecture stamped 'Received October 27, 2017', and the Landscape Plans prepared by Small and Rossell, Landscape Architects, stamped 'Received November 17, 2017', **be approved, and staff be directed to issue the permit (subject to receipt of the required landscape security), and register the notice on the title** of the property located at PID 023-009-331, Lot B, Esquimalt District, Plan VIP60066 [429 Lampson Street].

Attachments: [Appendix A - DVP00049 - 429 Lampson Street - Nov 2017](#)
[Appendix B - DP000072 - 429 Lampson Street - Nov 2017](#)
[Appendix C - Subject Property Map, Air Photo, DVP Mail Notice](#)
[Appendix D - CD No 84 Zone, Heritage Designation Bylaw 2807, DP No 7 Guidelines](#)
[Appendix E - Phasing Plan, DP Design Rationale, Sustainability Design Rationale](#)
[Appendix F - DVP Summary and Rationale, Balcony Cross Sections](#)
[Appendix G - BCLS Building Location Certificate - Nov 21 2017](#)
[Appendix H - Landscape plans - November 2017](#)
[Appendix I - Response to Design Review Committee - Deer, Lighting, Corridors, Site Circulation](#)
[Appendix J - Parking Study, Parking Layout Review, Green Building Checklist - August 2016](#)
[Appendix K - Public Comments](#)

10) [17-452](#) Rezoning Application - 615 Fernhill Road, Staff Report DEV-17-065

Recommendation:

1. That Council resolves that Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2906, attached to Staff Report DEV-17-065 as Appendix A, which would amend Zoning Bylaw, 1992, No. 2050 by changing the zoning designation of PID 004-757-742, Lot B, Section 11, Esquimalt District, Plan 12446 [615 Fernhill Road] shown cross hatched on Schedule 'A' of Bylaw No. 2906, from RD-1 [Two Family Residential] to CD No. 105 [Comprehensive Development District No. 105], be considered for **first and second reading**; and
2. That Council authorizes the Corporate Officer to schedule a Public Hearing for Zoning Amendment Bylaw No. 2906, mail notices and advertise for same in the local newspaper.

Attachments: [Appendix A - Amendment Bylaw No. 2906](#)
[Appendix B - Subject Property Map, Aerial Map, RM-4 Zone](#)
[Appendix C - Surveyor's Site Plan, Architectural Drawings, Landscape Plan](#)
[Appendix D - Arborist Report](#)
[Appendix E - Green Building Checklist](#)
[Appendix F - Public Consultation Map, Notice, Comments](#)
[Appendix G - Public Comments - Pacific Diamond Holdings](#)

11) [17-468](#) Housing Agreement Application, 101 Island Highway, Staff Report DEV-17-067

Recommendation:

That Council resolves to **rescind third reading** of Housing Agreement (101 Island Highway) Bylaw, 2017, No. 2897.

That Council resolves that Housing Agreement (101 Island Highway) Bylaw, 2017, No. 2897, be **amended and read anew at second reading** as detailed in Schedule "A" of Staff Report DEV-17-067.

That Council resolves that Housing Agreement (101 Island Highway) Bylaw, 2017, No. 2897 (as amended), detailed in Schedule "A" of Staff Report DEV-17-067, be **read a third time**.

Attachments: [DEV-17-067 Schedule A - Housing Agreement \(101 Island Highway\) Bylaw No. 2897](#)
[Schedule B - Housing Agreement - 101 Island Highway](#)

7. MAYOR'S AND COUNCILLORS' REPORTS

- 1) [17-460](#) Report on Vancouver Island Economic Alliance Summit 2017 and South Island Prosperity Project 2017 Index, Mayor Barbara Desjarins

Attachments: [Report on VIEA 2017 Summit and SIPP 2017 Index](#)

8. REPORTS FROM COMMITTEES

- 1) [17-458](#) Adopted Minutes from the APC Design Review Committee, October 11, 2017

Attachments: [2017 10 11 APC Design Review Committee Minutes - Adopted](#)

- 2) [17-469](#) Draft Minutes of the Advisory Planning Commission, October 17, 2017

Attachments: [2017 10 17 Advisory Planning Commission Minutes - Draft](#)

9. COMMUNICATIONS

- 1) [17-476](#) Letter from Dell Marie Wergeland, President, Compassionate Resource Warehouse, dated November 8, 2017, Re: Letter of Appreciation

Attachments: [Letter - Compassionate Resource Warehouse](#)

- 2) [17-477](#) Letter from Mayor Lisa Helps, City of Victoria, dated November 16, 2017, Re: Resolution of Support for Fixing the Regional Transportation System

Attachments: [Letter - City of Victoria](#)

10. PUBLIC QUESTION AND COMMENT PERIOD

**Excluding items which are or have been the subject of a Public Hearing.
Limit of two minutes per speaker.**

11. ADJOURNMENT