



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Agenda - Final

Council

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

Monday, April 23, 2018

7:00 PM

Esquimalt Council Chambers

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

- 1) [18-169](#) Minutes of the Special Meeting of Council, March 26, 2018

Attachments: [2018 03 26 Special Council Minutes - Draft](#)

- 2) [18-170](#) Minutes of the Special Meeting of Council, April 9, 2018

Attachments: [2018 04 09 Special Council Minutes - Draft](#)

- 3) [18-171](#) Minutes of the Regular Meeting of Council, April 9, 2018

Attachments: [2018 04 09 Regular Council Minutes - Draft](#)

5. **PUBLIC HEARING**

The Public Hearing is to afford all persons who deem their interest in property affected by the Bylaw an opportunity to be heard or to present written submissions before the Municipal Council on matters contained in the Bylaw.

- 1) [18-172](#) Notice of Public Hearing - Rezoning Application, 669 Constance Avenue

Attachments: [Public Hearing Notice - 669 Constance Avenue](#)

- 2) **Background Information - Available for Viewing Separately**

- 3) **Planner, Development Services - Overview of Application**

- a) [18-161](#) Rezoning Application - 669 Constance Avenue, "Corvette Landing", Staff Report DEV-18-023

Attachments: [Appendix A - Amendment Bylaw No. 2915](#)
[Appendix B - Subject Property Map, Aerial Map, OCP LUD Map](#)
[OCP Policies](#)
[Appendix C - Architectural Drawings, Renderings, Shadow](#)
[Studies, Colour Board, Landscape Plan, and Surveyor's Site](#)
[Plan](#)
[Appendix D - Green Building Checklist](#)
[Appendix E - Developer's Narrative](#)
[Appendix F - Architect's Narrative](#)
[Appendix G - Bunt Engineering Parking and Traffic Assessment](#)
[Appendix H - Canadian Force Bases Esquimalt Letter of](#)
[Commitment](#)
[Appendix I - AES Engineering Ltd. Letter Regarding](#)
[Underground Overhead Wires](#)
[Appendix J - Developer's 'Project Discussion Paper', including](#)
[Amenities](#)
[Appendix K - Developer's Public Consultation Summary](#)
[Appendix L - Public Comments](#)
[Appendix M - Proposed Public Access Park Area](#)

- 4) Applicant or Authorized Representative - Overview of Application**
- 5) Public Input**
- 6) Adjournment of Hearing**
- 7) Consideration of Staff Recommendation**

1. That Council, upon considering the comments made at the Public Hearing, resolves that Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2915, attached to Staff Report DEV-18-023 as Appendix A, which would amend Zoning Bylaw, 1992, No. 2050 by changing the zoning designation of 669 Constance Avenue [PID 004-574-451, Lot 1, Suburban Lots 43 and 44, Esquimalt District, Plan 13563] and 658 Admirals Road [PID 023-768-410, Lot A of Suburban Lots 43 and 44, Esquimalt District, Plan VIP65333] shown cross-hatched on Schedule 'A' of Amendment Bylaw No. 2915 from RM-4 [Multiple Family Residential] Zone to CD No. 107 [Comprehensive Development District No. 107], and by changing the zoning designation of 662 Admirals Road [PID 017-827-540, Lot 1, Suburban Lot 43, Esquimalt District, Plan VIP54521], also show cross hatched on Schedule 'A' of Amendment Bylaw No. 2915, from RM-1 [Multiple Family Residential] Zone to CD No. 107 [Comprehensive Development District No. 107] be considered for 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-18-023, the applicant has voluntarily agreed to register a Section 219 Covenant, and Council has accepted it as a condition of rezoning, on the titles of 669 Constance Avenue [PID 004-574-451, Lot 1, Suburban Lots 43 and 44, Esquimalt District, Plan 13563], 658 Admirals Road [PID 023-768-410, Lot A of Suburban Lots 43 and 44, Esquimalt District, Plan VIP65333], and 662 Admirals Road [PID 017-827-540, Lot 1, Suburban Lot 43, Esquimalt District, Plan VIP54521] 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:

i. The design, construction, and the provision of a Statutory Right of Way for the purpose of a public access park on that portion of 700 Admirals Road [PID 001-076-346, Lot 1, Esquimalt District, Plan VIP32701] shown cross-hatched in Appendix M (which may include the provision of maintenance of this public access park be financed by the future strata corporation of the subject property)

ii. Provision of rentals to be allowed by the future strata corporation of the subject property, as secured by a Housing Agreement

iii. Passive House Certification be achieved for the proposed building, with security in the amount of \$1,000,000 to be used for amenities for the neighbourhood to be determined by the Township of Esquimalt

iv. Security for the financial amount needed to bury the hydro lines directly in front of the proposed development on Admirals Road and Constance Avenue

v. Construction of a sidewalk on the eastern side of Constance Avenue from the subject property to Astle Street

vi. The planting of three boulevard trees on the east side of Constance Avenue as illustrated in the landscape plan, attached as Appendix C to Staff Report DEV-18-023

vii. Removal of the existing fence, the planting of three boulevard trees and public parking improvement on the west side of Constance Avenue as illustrated in the landscape plan, attached as Appendix C to Staff Report DEV-18-023

- viii. Eight visitor parking spaces will be provided and remain as illustrated in the parking plan, attached as Appendix C to Staff Report DEV-18-023
- ix. Provision of one-year BC Transit bus passes for the Victoria Regional Transit System to all the residents
- x. Pre-construction of 10 units on the lobby level with accessible doors and other accessibility features, such units to be sold to accessible disabilities residents, as secured by a Housing Agreement
- xi. The building to be constructed with glass façade at street level that would allow views to the courtyard from Admirals Road
- xii. Provision of fire hydrants in front of the subject property on Constance Avenue and Admirals Road

Council direct staff and legal counsel for the Township to coordinate with the property owner to ensure a S.219 Covenant addressing the aforementioned issues is registered against the property titles, in priority to all financial encumbrances, and that the Statutory Right of Way for the adjacent public park is obtained, and the required Housing Agreement and its associated bylaw is prepared and advanced to third reading, prior to returning Amendment Bylaw No. 2915 to Council for consideration of adoption.

6. PRESENTATIONS

- 1) [18-174](#) Fire Chief Jancowski, Assistant Chief Serbic and Kynan O'Rourke, Esquimalt Fire and First Nations Emergency Service (FNES), Re: 2018 First Nations Emergency Services Event

Attachments: [Presentation Application - Esquimalt Fire & First Nations Emergency Services](#)

- 2) [18-175](#) Jackie Powell, Alex Ashley and Paul Reshour, Connections Place Society, Re: Organization Update

Attachments: [Presentation Application - Connections Place Society](#)

7. PUBLIC INPUT (On items listed on the Agenda)

Excluding items which are or have been the subject of a Public Hearing.

8. STAFF REPORTS

Development Services

- 1) [18-166](#) Request from the Canadian Chapter of the International Council for Local Environmental Initiatives (ICLEI) to have the Township of

Esquimalt participate in the Together for Climate Project, Staff Report DEV-18-025

Recommendation:

That Council authorize the Chief Administrative Officer to sign the “Letter of Support for the Together for Climate Project” (Schedule “B”) and then forward it to the Manager of the British Columbia office of ICLEI Canada.

Attachments: [Schedule A ICLEI Canada Project Description](#)
[Schedule B Adapting Together - Sample Letter of Support](#)

- 2) [18-173](#) Council review of changes made to the formatting and internal consistency of the proposed Official Community Plan

Recommendation:

That Council instruct staff to bring forward the suggested revisions to the OCP (Schedule “A”) for Council’s consideration at second reading of the OCP bylaw and further advise staff if they have any additional concerns related to the formatting and textual granularity.

Attachments: [Draft Official Community Plan - Schedule A](#)

9. MAYOR’S AND COUNCILLORS’ REPORTS

- 1) [18-168](#) Economic Development Partnership with Chamber, Mayor Barbara Desjardins

Attachments: [Economic Development Partnership with Chamber - Desjardins](#)

10. REPORTS FROM COMMITTEES

- 1) [18-176](#) Adopted Minutes from the Parks and Recreation Advisory Committee, November 11, 2017

Attachments: [2017 11 16 Parks & Rec Advisory Committee - Adopted](#)

11. COMMUNICATIONS

- 1) [18-177](#) Letter from Rhonda Rioux, Director, Cultural, Heritage and International Relations Office, dated March 15, 2018, Re: Francophone and Francophile Cities Network Official Membership Certificate

Attachments: [Letter - Cultural, Heritage and International Relations Office](#)

- 2) [18-178](#) Letter from Kiersten Enemark, Manager, Government and Regulatory Affairs, Shaw Communications Inc., dated March 28, 2018, Re: Shaw Kindness Sticks Program

Attachments: [Letter - Shaw](#)

- 3) [18-179](#) Letter from Edith Loring-Kuhanga, Board Chair, Greater Victoria School District, dated April 4, 2018, Re: Liaison Trustee

Attachments: [Letter - Greater Victoria School Board](#)

- 4) [18-180](#) Email from Councillor Meagan Brame, dated April 4, 2018, Re: MS Month Proclamation Request
Attachments: [Email - MS Month Proclamation Request](#)
- 5) [18-181](#) Email from Cari Taylor, dated April 9, 2018, Re: World Elder Abuse Awareness Day
Attachments: [Email - World Elder Abuse Day Proclamation Request](#)
- 6) [18-182](#) Letter from Councillor Charlayne Thornton-Joe, City of Victoria & Canada Day Celebration Organizer, received April 10, 2018, Re: 2018 Canada Day Celebration
Attachments: [Letter - City of Victoria](#)
- 7) [18-183](#) Letter from Most Reverend Bishop Gary Gordon, Bishop of Victoria, Catholic Diocese of Victoria, dated April 10, 2018, Re: Housing the Poor and Social Justice in the CRD
Attachments: [Letter - Catholic Diocese of Victoria](#)

12. NOTICE OF MOTION

- 1) [18-167](#) Notice of Motion Re: Fibre Optik Network, Mayor Barbara Desjardins
Attachments: [Notice of Motion: Fibre Optic Network](#)
- 2) [18-140](#) Notice of Motion re First Nations Reconciliation - Next Steps, Mayor Barbara Desjardins and Councillor Beth Burton-Krahn - For Discussion
Attachments: [Notice of Motion re FN Reconciliation - Next Steps](#)
[Councillor Burton-Krahn Notice of Motion & FCM Report](#)
[City of Victoria Truth & Reconciliation Task Force information](#)

13. RISE AND REPORT

- 1) [18-165](#) Rise and Report - 2018 Committee Re-appointments
Attachments: [2018 Committee Re-appointments](#)

14. PUBLIC QUESTION AND COMMENT PERIOD

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

15. ADJOURNMENT