



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Agenda - Final

Council

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

Monday, May 27, 2019

7:00 PM

Esquimalt Council Chambers

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

- 1) [19-244](#) Minutes of the Special Meeting of Council, May 6, 2019
Attachments: [2019 05 06 Special Council Minutes - Draft](#)
- 2) [19-245](#) Minutes of the Regular Meeting of Council, May 6, 2019
Attachments: [2019 05 06 Regular Council Minutes - Draft](#)
- 3) [19-246](#) Minutes of the Special Council Meeting, May 13, 2019
Attachments: [2019 05 13 Special 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) [19-247](#) Notice of Public Hearing - Rezoning Application - 1158 Craigflower Road
Attachments: [Public Hearing Notice - Rezoning 1158 Craigflower Road](#)
- 2) **Background Information - Available for Viewing Separately**
- 3) **Director of Development Services - Overview of Application**
 - a) [19-256](#) Rezoning Application - 1158 Craigflower Road, Staff Report DEV-19-044

Attachments: [Appendix A - Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2957](#)
[Appendix B - Subject Property Map, Aerial Map, LUD Map, OCI Policies](#)
[Appendix C - Architectural Drawings, Amended Landscape Plan and Surveyor's Site Plan](#)
[Appendix D - Green Building Checklist](#)
[Appendix E - Developer's Public Consultation Summary](#)
[Appendix F - Public Comments](#)

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

That Council resolves that Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2957, attached to Staff Report DEV-19-044 as Appendix A, which would amend Zoning Bylaw, 1992, No. 2050 by changing the zoning designation of 1158 Craigflower Road [PID 000-284-025, Lot 1, Section 2, Esquimalt District, Plan 5766], shown cross hatched on Schedule 'A' of Bylaw No. 2957, from RD-3 [Two Family/Single Family Residential] to CD No. 119 [Comprehensive Development District No. 119], be given third reading and adoption.

6. PRESENTATIONS

- 1) [19-204](#) Gord Horth, General Manager, CREST, Re: CREST Update

Attachments: [Presentation Application - CREST](#)

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

Administration

- 1) [19-219](#) Fees and Charges Bylaw Update, Staff Report ADM-19-009

Recommendation:

That Council give first, second and third readings to the Fees and Charges (Miscellaneous) Bylaw, 2019, No. 2961.

Attachments: [Bylaw 2961 - Fees and Charges \(Miscellaneous\)](#)

- 2) [19-238](#) Draft Strategic Priorities and Goals 2019 - 2023, Staff Report ADM-19-014

Recommendation:

That Council approve the Draft Strategic Priorities and Goals 2019 - 2023 including Operational Strategies as presented in Staff Report ADM-19-014.

Attachments: [Strategic priorities and goals 2019 draft](#)

Finance

- 3) [19-234](#) 2018 Statement of Financial Information, Staff Report FIN-19-007

Recommendation:

That Council receive and approve the 2018 Statement of Financial Information attached to Staff Report FIN-19-007.

Attachments: [2018 Statement of Financial Information](#)

Engineering and Public Works

- 4) [19-242](#) 457 Nelson Street - Development Variance Permit for Driveway, Staff Report EPW-19-016

Recommendation:

That Council direct staff to advise the property owner to initiate the Development Variance Permit process seeking variances from the Subdivision and Development Control Bylaw and the Parking Bylaw for the driveway grade for 457 Nelson Street.

Attachments: [Driveway Grades](#)

Development Services

- 5) [19-214](#) Official Community Plan Amendment and Rezoning Application - 899 Esquimalt Road, Staff Report DEV-19-048

Recommendation:

1. That Council resolves that Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw No. 2962, attached to Staff Report DEV-19-048 as Appendix A, which would:

- amend Official Community Plan Bylaw, 2018, No. 2922 by changing Schedule 'B', being the Proposed Land Use Designations Map by changing the designation of PID 030-151-562, Lot A, Section 11, Esquimalt District, Plan EPP69557 [899 Esquimalt Road], shown cross-hatched on Schedule 'A' of Amendment Bylaw No. 2962, from a mix of 'Neighbourhood Commercial Mixed-Use' and 'Townhouse Residential' to 'Commercial/Commercial Mixed-Use'; and
 - amend Official Community Plan Bylaw, 2018, No. 2922 by changing Schedule 'H', being the Development Permit Areas Map by changing the designation of PID 030-151-562, Lot A, Section 11, Esquimalt District, Plan EPP69557 [899 Esquimalt Road], shown cross-hatched on Schedule 'A' of Amendment Bylaw No. 2962, from a mix of Development Permit Area No. 4 - Commercial and Development Permit Area No. 6 - Multi-Family Residential to Development Permit Area No. 4 - Commercial;
- be given first and second reading;

2. That Council resolves that Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2963, attached to Staff Report DEV-19-048 as Appendix B, which would amend Zoning Bylaw, 1992, No. 2050 by changing the zoning designation of PID 030-151-562, Lot A, Section 11, Esquimalt District, Plan EPP69557 [899 Esquimalt Road], shown cross hatched on Schedule

'A' of Amendment Bylaw No. 2963, from a mix of C-2 [Neighbourhood Commercial] and RD-1 [Two Family Residential] to CD No. 120 [Comprehensive Development District No. 120] **be given first and second reading;**

3. That Council authorizes the Corporate Officer to schedule a Public Hearing for Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw No. 2962 and Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2963, mail notices and advertise for the same in the local newspaper; and

4. That, as the applicant wishes to assure Council that uses and development will be restricted and amenities provided as identified in Staff Report DEV-19-048, the applicant has voluntarily agreed to register a Section 219 Covenant on the title of PID 030-151-562, Lot A, Section 11, Esquimalt District, Plan EPP69557 [899 Esquimalt Road] 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:

- Urgent primary care centre
- 3 containers that will function as a temporary medical clinic
- Kayak dock in West Bay
- 5 free parking spaces with publicly available electric vehicle charging stations
- Built Green Canada Silver certification
- Undergrounding of BC Hydro pole on the southeast corner of Esquimalt Road and Head Street

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 title, in priority to all financial encumbrances, prior to returning Amendment Bylaw No. 2962 and Amendment Bylaw No. 2963 to Council for consideration of adoption.

Attachments: [Appendix A - Official Community Plan Bylaw, 2018, No. 2922 Amendment Bylaw No. 2962](#)
[Appendix B - Zoning Bylaw, 1992, No. 2050 Amendment Bylaw No. 2963](#)
[Appendix C - Subject Property Map, Aerial Map, Zoning Map, OCP Land Use Designation Map, OCP Policies](#)
[Appendix D - Architectural Drawings and Surveyor's Site Plan](#)
[Appendix E - Amenities Package](#)
[Appendix F - Green Building Checklist](#)
[Appendix G - Transportation Impact Assessment](#)
[Appendix H - Geotechnical Investigation Report](#)
[Appendix I - Built Green Certification Letter of Enrollment](#)
[Appendix J - Water Supply Confirmation](#)
[Appendix K - Letter from the Fraternal Order of Eagles](#)
[Appendix L - Health Service Planning Report for Esquimalt](#)
[Appendix M - Official Community Plan Amendment Consultation Responses](#)
[Appendix N - Developers Public Consultation Summary](#)
[Appendix O - Public Comments](#)

- 6) [19-237](#) Development Permit Application - 838 and 842 Admirals Road, Staff Report DEV-19-045

Recommendation:

That Council resolves that Development Permit No. DP000114, attached as Appendix A to Staff Report DEV-19-045, consistent with the architectural plans provided by Praxis Architects, Inc., the landscape plan by Lombard North Group Inc., and sited in accordance with the BCLS Site Plan provided by J.E. Anderson and Associates Surveyors Engineers, all stamped "Received May 17, 2019", be approved, and staff be directed to issue the Permit (subject to receipt of the required landscape security) and register the notice on the titles of the properties located at 838 Admirals Road [PID 005-074-011, Lot 17, Block 7, Section 10, Esquimalt District, Plan 2546 Except that part in Plan VIP86845] and 842 Admirals Road [PID 006-324-118, Lot 16, Block 7, Section 10, Esquimalt District, Plan 2546].

Attachments: [Appendix A - DP000114](#)
[Appendix B - Subject Property Map, Aerial Map, CD No. 109 Zone](#)
[Appendix C - Architectural Drawings, Landscape Plan, and Surveyor's Site Plan](#)
[Appendix D - Green Building Checklist](#)
[Appendix E - Applicant's Comments for Development Permit Area Guidelines](#)
[Appendix F - OCP Development Permit Area Guidelines](#)
[Appendix G - Construction Impact Assessment and Tree Preservation Plan](#)

- 7) [19-243](#) Rezoning Application - 1198 Munro Street, Staff Report DEV-19-046

Recommendation:

That Council resolves that Bylaw No. 2947 [Appendix A], which would amend Zoning Bylaw, 1992, No. 2050, by changing the zoning designation of 1198 Munro Street [PID 005-455-031, Lot 1, Section 11, Esquimalt District, Plan 44436] from RD- 3 [Two Family/Single Family Residential] to CD. No. 114 [Comprehensive District No. 114] be adopted.

Attachments: [Appendix A - Bylaw 2947 – Amend Zoning Bylaw 2050](#)
[Appendix B - Section 219 Covenant](#)

9. MAYOR'S AND COUNCILLORS' REPORTS

- 1) [19-205](#) Community Remembrance Project, Mayor Barbara Desjardins

Attachments: [Community Remembrance Project - Mayor Desjardins](#)
[Parry Sound - Community Remembrance Project form](#)

- 2) [19-235](#) Association of Vancouver Island and Coastal Communities, 2019 Conference, Councillor Lynda Hundleby

Attachments: [AVICC Report 2019 - Councillor Hundleby](#)

10. REPORTS FROM COMMITTEES

- 1) [19-248](#) Adopted Minutes from the Environmental Advisory Committee, March 28, 2019

Attachments: [2019 03 28 Environmental Advisory Committee Minutes](#)

11. COMMUNICATIONS

- 1) [19-249](#) Email from Jason Austin, received May 3, 2019, Re: Farmland Trust Proposal

Attachments: [Email - J Austin](#)

- 2) [19-250](#) Letter from Selina Robinson, Minister of Municipal Affairs and Housing, dated May 7, 2019, Re: Partnership Opportunities to

Increase Affordable Housing Supply

Attachments: [Letter - Ministry of Municipal Affairs and Housing](#)

- 3) [19-251](#) Letter from Don Prittie, President, Boating BC Association, dated May 13, 2019, Re: AVICC Resolution R14 - Recreational Boating Access Infrastructure

Attachments: [Letter - Boating BC](#)

- 4) [19-252](#) Email from Emilie Saucier, SOGI Leader SD93, Ecole Victor Brodeur, dated May 15, 2019, Re: Project Request from the SOGI Team at Ecole Victor Brodeur

Attachments: [Email - E Saucier](#)

- 5) [19-253](#) Email from Kelly Myers, Executive Services Coordinator, Capital Regional District, dated May 15, 2019, Re: Letter from CRD Board Chair Re: Climate Emergency Declaration Follow-up

Attachments: [Email - CRD](#)

- 6) [19-254](#) Email from Employment and Social Development Canada, dated May 16, 2019, Re: Canada's Volunteer Awards - Call for Nominations

Attachments: [Email - Employment and Social Development Canada](#)

- 7) [19-255](#) Email from Bruce Gibbons, Merville Water Guardians, dated May 17, 2019, Re: Follow-up for Delegation Presentation Feb 25th

Attachments: [Email - B Gibbons](#)

- 8) [19-257](#) Letters from Chief Ron Sam, Songhees Nation, dated April 19, 2019 and April 24, 2019, Re: Colquitz / Gorge Watershed Special Management Area Initiative

Attachments: [Letters - Songhees Nation](#)

- 9) [19-260](#) Letter from Mayor Lisa Helps, Deputy Co-Chair, Victoria & Esquimalt Police Board, dated May 10, 2019, Re: Correspondence from Police Services

Attachments: [Letter - Victoria & Esquimalt Police Board](#)

- 10) [19-261](#) Letter from Brenda Butterworth-Carr, Assistant Deputy Minister and Director of Police Services, Policing and Security Branch, Ministry of Public Safety and Solicitor General, dated May 23, 2019, Re: Response to Victoria & Esquimalt Police Board Letter dated May 10, 2019

Attachments: [Letter - Ministry of Public Safety and Solicitor General](#)

12. RISE AND REPORT

- 1) [19-224](#) Rise & Report - 2019 Committee Re-Appointments and Appointment

Attachments: [Committee Re-Appointments 2019](#)

13. PUBLIC QUESTION AND COMMENT PERIOD

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

Limit of two minutes per speaker.

14. ADJOURNMENT