



**CORPORATION OF THE
TOWNSHIP OF ESQUIMALT**
Minutes - Draft
Special Meeting of Council

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

Monday, November 19, 2018

6:30 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

Staff: Laurie Hurst, Chief Administrative Officer
 Bill Brown, Director of Development Services
 Anja Nurvo, Director of Corporate Services
 Alex Tang, Planner
 Rachel Dumas, Recording Secretary

1. CALL TO ORDER

Mayor Desjardins called the Special Council meeting to order at 6:33 PM.
Mayor Desjardins acknowledged with respect that we are within the
Traditional Territories of the Esquimalt and Songhees First Nations.

2. LATE ITEMS

There were no late items.

3. APPROVAL OF THE AGENDA

Moved by Councillor Hundleby, seconded by Councillor Armour: That the
agenda be approved as circulated. Carried Unanimously.

4. MOTION TO GO IN CAMERA

Moved by Councillor Brame, seconded by Councillor Hundleby: That
Council convene In Camera pursuant to Section 90 of the Community
Charter to discuss:

- Labour relations or other employee relations;

In accordance with Section 90 (1) (c) of the Community Charter, and that
the general public be excluded. Carried Unanimously.

**5. RECESS THE SPECIAL MEETING OF COUNCIL AND RECONVENE
THE SPECIAL MEETING OF COUNCIL AT 7:00 PM**

Moved by Councillor Brame, seconded by Councillor Helliwell: That the
Special Council meeting recess at 6:34 PM and reconvene at 7:00 PM.
Carried Unanimously.

6. 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) [18-452](#) Notice of Public Hearing - Rezoning Application, 838 Admirals Road and 842 Admirals Road

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

- 3) **Director Development Services - Overview of Application**

Alex Tang, Planner, provided an overview of rezoning application for 838 & 842 Admirals Road, presented a PowerPoint Presentation and responded to questions from Council. Planner advised there were now 28 units and 28 parking spaces, trees that have to be removed will be replaced and a Section 219 Covenant will be registered for the intent of rental housing.

- a) [18-442](#) Rezoning Application - 838 and 842 Admirals Road, Staff Report DEV-18-077

- 4) **Applicant or Authorized Representative - Overview of Application**

Heather Spinney, *Praxis Architecture Inc*, provided an overview of rezoning application for 838 & 842 Admirals Road, presented a PowerPoint Presentation and responded to questions from Council.

- 5) **Public Input**

Michael Krawchuk, *non-resident*, encouraged Council to consider changing the access/egress of proposed development to Admirals Road.

- 6) **Adjournment of Hearing**

Mayor Desjardins declared the Public Hearing for Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2926 closed at 7:27 PM.

- 7) **Consideration of Staff Recommendation**

Moved by Councillor Morrison, seconded by Councillor Brame: 1. That Council resolves that Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2926, attached to Staff Report DEV-18-077 as Appendix A, which would amend Zoning Bylaw, 1992, No. 2050 by changing the zoning designation of 838 Admirals Road [PID 005-074-011, Lot 17, Block 7, Section 10, Esquimalt District, Plan 2546 Except that part in Plan VIP86845], shown cross hatched on Schedule 'A' of Bylaw No. 2926, from CD No. 75 [Comprehensive Development District No. 75] to CD No. 109 [Comprehensive Development District No. 109], and by changing the zoning designation of 842 Admirals Road [PID 006-324-118, Lot 16, Block 7, Section 10, Esquimalt District, Plan 2546], also shown cross hatched on Schedule 'A' of Amendment Bylaw No. 2926, from RD-3

[Single Family/Two Family Residential] to CD No. 109 [Comprehensive Development District No. 109] be given third reading as amended to correct clause (13)(b) to refer to (13)(a) rather than (12)(a); 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-18-077, the applicant has voluntarily agreed to register a Section 219 Covenant on the title of 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] 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:

- Lot consolidation of 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] prior to development as the proposed CD No.109 Zone does not work unless the parcels are consolidated
- The building to be constructed to include two 3-bedroom dwelling units
- Provision of one fire hydrant on the corner of Admirals Road and Naden Street
- Three visitor parking spaces will be provided and remain as illustrated in the parking plan, attached as Appendix C to Staff Report DEV-18-077
- 8 parking stalls to have Level 2 (240V, AC plug with a dedicated 40 amp circuit) electric vehicle charging stations installed
- Provision of one-year BC Transit bus passes for the Victoria Regional Transit System to all the residents
- That the parcel is not to be subdivided (to prevent stratification)

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. 2926 to Council for consideration of adoption. Carried Unanimously.

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

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

Mayor Desjardins called three times for public input and there was none.

8. STAFF REPORTS

Administration

- 1) [18-435](#) 2018 General Local Election Report, Staff Report ADM-18-028

Director of Corporate Services responded to questions from Council.

Council comments included the number of electors from Sunset Lodge and cost of the special voting opportunity.

Moved by Councillor Brame, seconded by Councillor Hundleby: 1. That the 2018 General Local Election Report, Staff Report No. ADM-18-028 from the Chief Election Officer, be received for information, which Report includes the following attachments:

- (1) Declaration of Official Election Results - Mayor
- (2) Declaration of Official Election Results - Councillor
- (3) Determination of Official Election Results, General Local Election - 2018
- (4) Ballot Account for Advance Voting October 10, 2018,
- (5) Ballot Account for Advance Voting October 17, 2018, and
- (6) Ballot Account for General Voting October 20, 2018; and

2. That the Elector Registration Bylaw, 2005, No. 2618 be repealed. Carried Unanimously.

Development Services

- 2) [18-443](#) Temporary Use Permit - 1237 and 1243 Esquimalt Road, Staff Report DEV-18-078

Director of Development Services and Chief Administrative Officer responded to questions from Council.

Moved by Councillor Hundleby, seconded by Councillor Brame: That Council resolves that Temporary Use Permit No.TUP00007, authorizing the site to be temporarily used as a Parking Lot while the Township takes steps to decide the future of the site, be approved and staff be directed to issue the permit subject to conditions contained within TUP00007 attached as Appendix A to Staff Report DEV-18-078 and register the notice on the title on the property located at PID: 006-386-407, Lot 273 Esquimalt District Plan VIP2854 Subsidy Lot 40 and PID: 006-386-423, Lot 274, Plan VIP2854 Subsidy Lot 40, Esquimalt Land District [1237 and 1243 Esquimalt Road]. Carried Unanimously.

9. PUBLIC QUESTION AND COMMENT PERIOD

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

Doug Scott, *resident*, expressed parking concerns with more construction and residents parking on municipal roads.

Lynda O'Keefe, *resident*, encouraged attendance at the new photo show opening

in the library on December 1st, for a month.

10. ADJOURNMENT

Moved by Councillor Brame, seconded by Councillor Hundleby: That the Special Council meeting be adjourned at 7:55 PM. Carried Unanimously.

MEAGAN BRAME
ACTING MAYOR
THIS date DAY OF month, 2018

ANJA NURVO,
CORPORATE OFFICER
CERTIFIED CORRECT