



653

651

649

647

645

639

635

644

640

636

635

625

1240

1236

1234

1232

1228

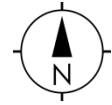
1226

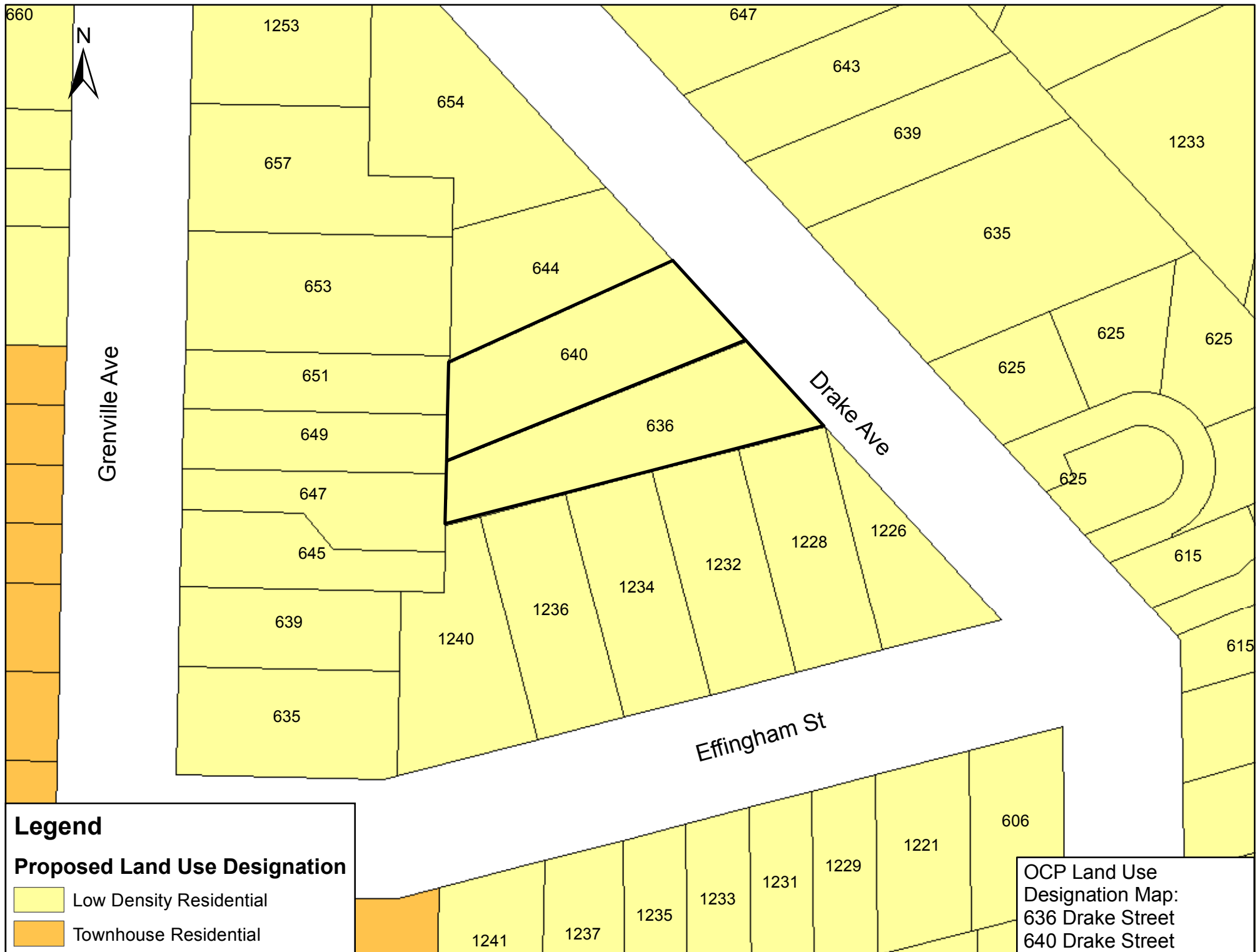
Drake Ave

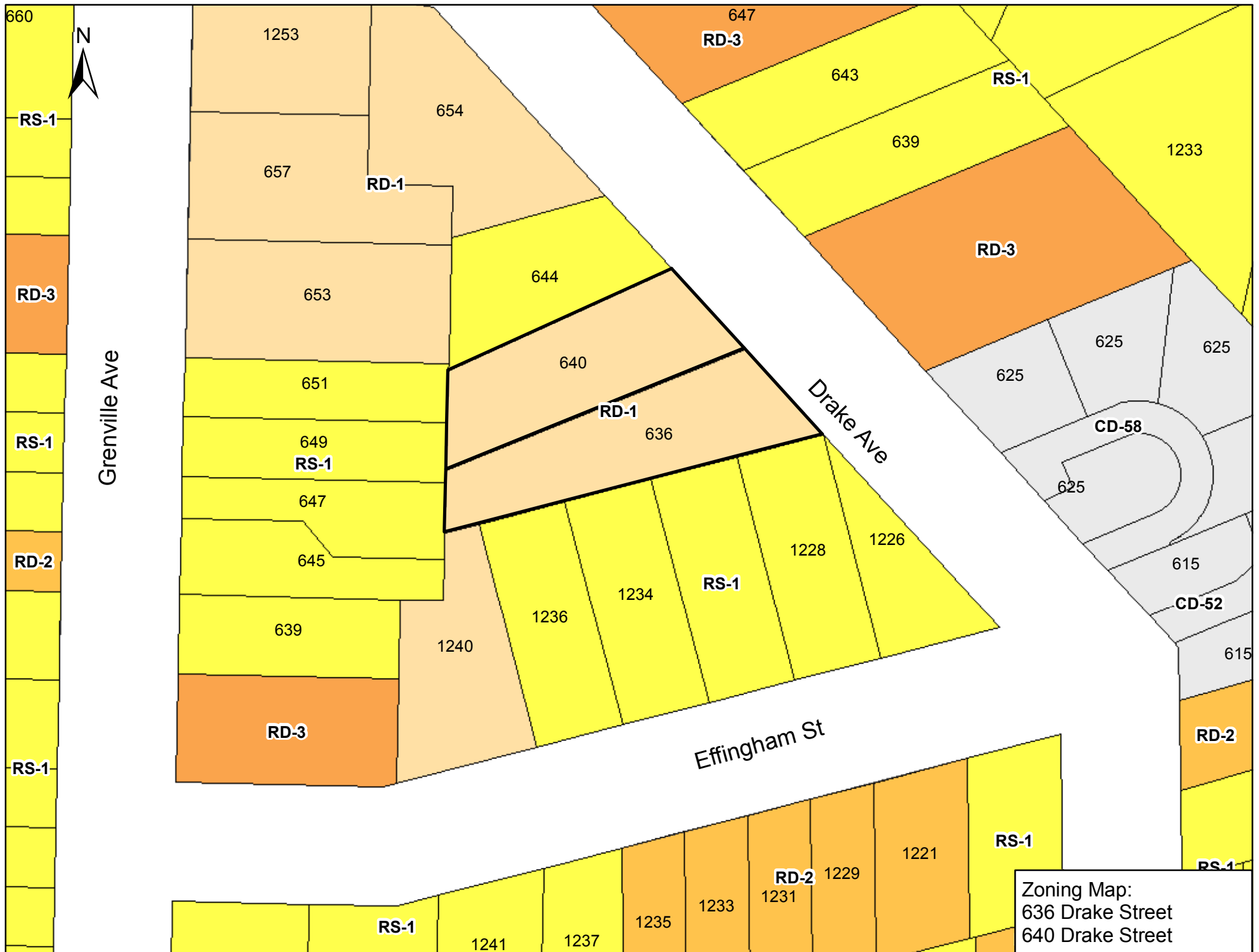
Effingham St

Subject Property Map:
636 Drake Street
640 Drake Street

636 – 640 Drake Street - air photo







Zoning Map:
636 Drake Street
640 Drake Street

43. MULTIPLE FAMILY RESIDENTIAL [RM-3]

The intent of this Zone is to accommodate high density Townhouse or low density Apartment development.

(1) Permitted Uses

The following Uses and no others shall be permitted:

- (a) Townhouse Residential
- (b) Apartment Residential
- (c) Home Occupation

(2) Floor Area Ratio

The Floor Area Ratio shall not exceed 0.60.

(3) Building Height

- (a) No Principal Building shall exceed a Height of 9 metres.
- (b) No Accessory Building shall exceed a Height of 4 metres.

(4) Lot Coverage

- (a) All Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 25% of the Area of a Parcel.
- (b) All Accessory Buildings and Structures combined shall not exceed 10% of the Area of a Parcel.

(5) Siting Requirements

(a) Principal Building

- (i) Front Setback: No Building shall be located within 7.5 metres of the Front Lot Line.
- (ii) Side Setback: No Building shall be located within 4.5 metres of an Interior Side Lot Line nor 3.6 metres of an Exterior Side Lot Line.
- (iii) Rear Setback: No Building shall be located within 7.5 metres of a Rear Lot Line.

(b) Accessory Building

- (i) Front Setback: No Accessory Building shall be located in front of the front face of the Principal Building.

- (ii) Side Setback: No Accessory Building shall be located within 1.5 metres of an Interior Side Lot Line nor 3.6 metres of an Exterior Side Lot Line.
- (iii) Rear Setback: No Accessory Building shall be located within 1.5 metres of a Rear Lot Line.
- (iv) Building Separation: No Accessory Building shall be located within 2.5 metres of a Principal Building.

(6) **Usable Open Space**

Usable Open Space shall be provided in an amount of not less than 7.5% of the Area of the Parcel.

(7) **Fencing**

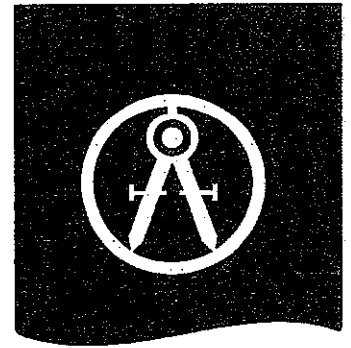
Subject to Section 22, no fence shall exceed a Height of 1.2 metres in front of the front face of the Principal Building and 2 metres behind the front face of the Principal Building.

(8) **Off Street Parking**

Off street parking shall be provided in accordance with the requirements of Parking Bylaw, 1992, No. 2011 (as amended).



DEVELOPMENT
SERVICES



November 19, 2019

NOTICE OF PUBLIC HEARING

OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION

Dear resident,

There is an application for an Official Community Plan Amendment and Rezoning in your neighbourhood. The Township has received this application from the registered owners of 636 and 640 Drake Avenue (see map on next page).

What does this mean?

As part of the application process, the public has an opportunity to provide input to Council regarding the proposed changes.

These changes need to be considered by Council because they require an amendment to the Township's Official Community Plan Bylaw, 2018, No. 2922 and Zoning Bylaw, 1992, No. 2050. Find more information about zoning and the bylaws at Esquimalt.ca/development.

Details

Purpose of the Application:


Amendment Bylaw No. 2950 provides for the following change to Official Community Plan Bylaw, 2018, No. 2922:

- Change in the 'Proposed Land Use' designation from 'Low Density Residential' to 'Townhouse Residential' by amending the Schedule B, being the 'Proposed Land Use Designations' map;

Amendment Bylaw No. 2951 provides for the following change to Zoning Bylaw, 1992, No. 2050:

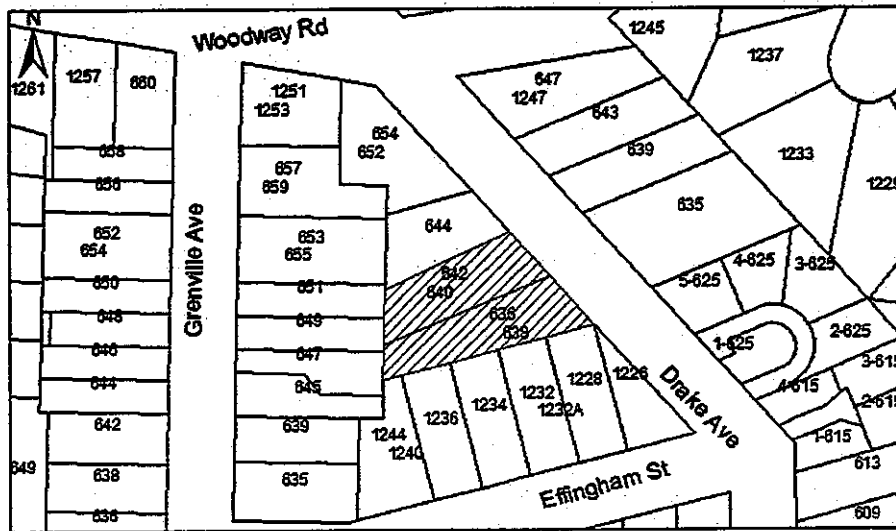
- Change in the zoning designation from Two Family Residential [RD-1] to Comprehensive Development District No. 116 [CD No. 116].

The general purpose of this change in zoning is to allow eight new strata townhouse residences, to be constructed in three buildings on the subject property. The comprehensive development zone is written with specific permitted uses, density, lot coverage, setbacks, and height regulations for this proposal.

"Please turn over" 

1229 Esquimalt Road
Esquimalt BC V9A 3P1
t. 250-414-7103
f. 250-414-7160
www.esquimalt.ca

Site Location:



Description of land:

636 Drake Avenue - Parcel Identifier (PID): 002-923-211

- Legal description: Lot 3 of Suburban Lot 41, Esquimalt District, Plan 25565

640 Drake Avenue - Parcel Identifier (PID): 002-923-157

- Legal description: Lot 2, Suburban Lots 50 and 41, Esquimalt District, Plan 25565

Input opportunities

The Municipal Council will consider this application at the **Regular Meeting of Council commencing at 7 p.m., Monday, December 2, 2019 in the Council Chambers, Esquimalt Municipal Hall, 1229 Esquimalt Road, Esquimalt B.C.**

Affected persons may address Council at that time or submit a written letter, prior to that date, to the municipal hall at the address noted above or via email to corporate.services@esquimalt.ca. Information related to this application may be reviewed at the Development Services counter, Esquimalt Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C., between 8:30 a.m. and 4:30 p.m. from November 19, 2019 until December 2, 2019 (excluding Saturdays, Sundays and statutory holidays).

Personal information contained in communications to Council and its Committees is collected under the authority of the Community Charter and Local Government Act and will be used to assist Council members in decision making. Please note that your comments relating to this matter will form part of the Township's public record and may be included in a public agenda and posted on our website. Questions regarding the collection of personal information may be referred to the Corporate Officer at 250-414-7100 or corporate.services@esquimalt.ca.

More information about the project: Bill Brown, Director of Development Services; 250-414-7146

More information about development at the Township of Esquimalt: Esquimalt.ca/development

Thank you,
Rachel Dumas, Corporate Officer
250-414-7100

Designs for waterfront area hit a snag

City to review newest designs for Johnson Street Bridge waterfront area

Nicole Crescenzi
News Staff

The City of Victoria is set to hear the most up-to-date design plans for the waterfront area near the Johnson Street Bridge.

Since the new bridge opened in 2018, the city has continued to work on the surrounding areas, with plans to target six separate spots. So far the completed areas include the David Foster Harbour Pathway pedestrian underpass – which goes under the bridge near the Janion building – the Janion Plaza, which sits just south of the Janion building, and the Boulevard

Landscaping, which is composed of the concrete divider and trees on Esquimalt Road.

Still underway are plans for Triangle Island (the space across from the Market Square buildings), the Songhees Park Expansion (on the southwest side of the bridge) and the Northern Junk Plaza (the space adjacent to Reeson Park).

According to a report put forward by Thomas Soulliere, director of parks, recreation and facilities, and Derrick Newman, assistant director of facilities management, the other areas face a few delays.

The Songhees Park Expansion's completion was pushed from 2020 to the beginning of 2021 after consultations took more time than anticipated. The property sits on the traditional territory of the Lekwungen people, and consulting teams are making sure that designs respect the Songhees Nation, and meet the needs of the Accessibility Working Group and the Victoria West Neighbourhood Association.

Final designs include a wide canopy of trees, native plants, and play opportunities.

Staff will also need to continue monitoring the area for archaeological finds, and come up with a plan for remediating contaminated soil in the area.

Triangle Island will soon be the stage of a public piece of art that was once seen in Bastion Square. Commerce Canoe was recently removed from the site and is currently being remediated before being installed at its new location.

The Northern Junk Plaza upgrades are also on hold after a previous development proposal was dropped in October 2018. A new development permit will need to be issued before the city can devise and plans.

In total, the upgrades for all six areas totals \$4.5 million.

nicole.crescenzi@vicnews.com



Submit Your Best Photos & Win!


Black Press Media is looking for its' readers to submit photos to be placed in its' community calendar.

12 photos submitted will be used in the community calendar from January 2020 to December 2020.

Enter to win the following:

- A Grand Prize Winner to receive a \$250 gift card to **Red Barn Market** and a pass for 2 to go Whale Watching with **Sidney Whale Watching**.
- A Second Place Winner to receive a \$50 gift card to **Red Barn Market** and a \$50 gift card to **Pepper's Foods**.

Contest ends on November 25, 2019 at 2pm.



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

NOTICE OF PUBLIC HEARING

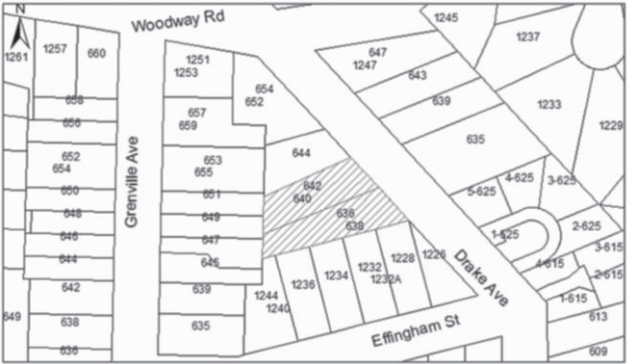
TAKE NOTICE THAT A PUBLIC HEARING will be held on Monday, December 2, 2019 at 7:00 p.m. in the Council Chambers, Esquimalt Municipal Hall, 1229 Esquimalt Road, Esquimalt, BC, to allow the public to make representations to the Municipal Council respecting matters contained in the following amending bylaw:

Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw No. 2950 which amends Schedule B, being the 'Proposed Land Use Designations' map, thereby changing the designation of 636 Drake Avenue (legal description below) and 640 Drake Avenue (legal description below), from 'Low Density Residential' to 'Townhouse Residential'

Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2951 which provides for a change in the zoning designation of 636 Drake Avenue (legal description below) and 640 Drake Avenue (legal description below) from Two Family Residential [RD-1] to Comprehensive Development District No. 116 [CD No. 116].

The general purpose of this change in zoning is to allow eight new strata townhouse residences, to be constructed in three buildings on the subject property. The comprehensive development zone is written with specific permitted uses, density, lot coverage, setbacks, and height regulations for this proposal.

Site Location:



Description of Land:
636 Drake Avenue: Legal Description: Lot 3 of Suburban Lot 41, Esquimalt District, Plan 25565 [PID 002-923-211] and
640 Drake Avenue: Legal Description: Lot 2, Suburban Lots 50 and 41, Esquimalt District, Plan 25565 [PID 002-923-157]

AND FURTHERMORE TAKE NOTICE that copies of the proposed bylaw and relevant background documents may be inspected at the offices of Development Services, Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C., anytime between the hours of 8:30 a.m. and 4:30 p.m. from November 19, 2019 until December 2, 2019, inclusive [excluding Saturdays, Sundays and Statutory Holidays].

RACHEL DUMAS
CORPORATE OFFICER



CELEBRATE THE SEASON

AT OUR

★ Christmas Market Open House ★

THURSDAY, NOVEMBER 28th
1:00 - 3:00 P.M.

LOCAL VENDORS
REFRESHMENTS
MUSIC

FIND OUT MORE ABOUT THE BERWICK WAY™
ASK ONE OF OUR SENIOR LIVING EXPERTS TODAY!

VISIT
BERWICKRETIREMENT.COM

DROP IN OR RSVP:
250-419-4006

ADDITIONAL PARKING AVAILABLE AT OUR LADY OF FATIMA PARISH



Berwick Royal Oak: 4680 ELK LAKE DR., VICTORIA
250.386.4680
VisitBerwickRetirement.com

Another dip in the bottomless pit

Actually, Coun. Iltis, serving on a municipal council isn't a full-time job or even a part-time job. It's a vocation traditionally filled by people who dedicate time and energy to making their city, town, or municipality a better place for the folks that call that particular burg their home.

While few would argue against some form of remuneration for those who answer the call, any suggestion of a wage matching what city workers make is off the mark by a municipal mile. And any defence that trots out that tired old trope about attracting the best and brightest makes it downright offensive.

The number of people who eagerly tossed their fedoras, caps, toques or headbands into the ring for the last civic election clearly underlines there's no shortage of candidates in Victoria, qualified or otherwise.

As it stands, the \$45,000 you cited as salary conveniently omits the \$19,000 councillors on Capital Regional District boards receive. Then there's that expense package people in Victoria living on an annual median income of \$40,500 or less can only dream about.

We need to prune the magical money tree that many elected officials believe yields an endless crop of money to spend by simply shaking it out of taxpayer's pockets. There's no such thing as a free lunch, Ben, other than the \$10,000 you managed to fangle so the public can pick up the bill for the catered meals councillors munch on during meeting breaks. The purpose of that — your words, Ben — is to "foster efficiency and better team building." Maybe if councillors worked for a week on

the team at a fast food emporium they'd have a better sense of what it's like to work for a wage more in line with what the average Joe or Josephine scrapes along on.

Regarding your comments on the challenges of sometimes having to deal with the three meetings a week? Sounds like a mixed bag of bayer bewies meets be careful what you wish for. Take a look down the road at Langford, where the first pay hike in 13 years topped councillors from \$17,661 to a modest \$27,410 a year, or half of what their colleagues in Victoria earn. Maybe the key to Langford's success at that rate of remuneration is that council's focus is aimed at doing what they believe is best for their community.

They keep it local and within the job description's boundaries, as opposed to trying to solve the problems in the rest of the universe beyond Langford's borders.

I shook my head in silence when you tried to kill Christmas decorations, and your move to make volunteers pay for their Remembrance Day parade gives me motion sickness. But floating a 55 per cent raise while so many are struggling made me bite my lip until it hemorrhaged. Some suggest it's a ploy to slide in a boost in the 20 per cent range once the spousal settles down, but I'm not buying that.

Ask the working-class heroes and heroines you talk to how many have seen their earnings go up 10 per cent in five years, then settle down for a hike that covers the cost of living. It would send a message we can all live with.

Rick Stiebel is a semi-retired local journalist.



Rick Stiebel
The Rickter Scale

Letters to Santa

Santa & His Elves are busy getting ready for Christmas!

The toy shop is a buzzin'! If you haven't already send your wish list in to Santa & his elves @ Victoria News.

Maybe your letter will be one of the lucky ones printed in our special feature. Letters must be submitted by December 23rd.

Send your letters for Santa to his
Victoria News Elf, Randi.
randi.battersby@blackpress.ca



CORPORATION OF THE TOWNSHIP OF ESQUIMALT NOTICE OF PUBLIC HEARING

TAKE NOTICE THAT A PUBLIC HEARING will be held on Monday, December 2, 2019 at 7:00 p.m. in the Council Chambers, Esquimalt Municipal Hall, 1229 Esquimalt Road, Esquimalt, BC, to allow the public to make representations to the Municipal Council respecting matters contained in the following amending bylaws:

Official Community Plan Bylaw, 2019, No. 2022, Amendment Bylaw No. 2050 which amends Schedule B, being the Proposed Land Use Designations map, thereby changing the designation of 636 Drake Avenue (legal description below) and 640 Drake Avenue (legal description below), from "Low Density Residential" to "Townhouse Residential"

Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2051 which provides for a change in the zoning designation of 636 Drake Avenue (legal description below) and 640 Drake Avenue (legal description below) from Two Family Residential (R2-1) to Comprehensive Development District No. 110 (CD No. 110).

The general purpose of this change in zoning is to allow eight new single townhouse residences, to be constructed in these buildings on the subject property. The comprehensive development zone is written with specific permitted uses, density, lot coverage, setbacks, and height regulations for this proposal.

Site Location:



Description of Land:

636 Drake Avenue: Legal Description: Lot 3 of Suburban Lot 41, Esquimalt District, Plan 25585 (PID 002-503-211)

and

640 Drake Avenue: Legal Description: Lot 2, Suburban Lots 50 and 41, Esquimalt District, Plan 25585 (PID 002-503-157)

AND FURTHERMORE TAKE NOTICE that copies of the proposed bylaw and relevant background documents may be inspected at the office of Development Services, Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C., anytime between the hours of 8:30 a.m. and 4:30 p.m. from November 19, 2019 until December 2, 2019, inclusive (excluding Saturdays, Sundays and Statutory Holidays).

RACHEL DUMAS
CORPORATE OFFICER



VICTORIA NEWS

**Get Your
Motor
Runnin'...**



**WIN A \$200
GAS CARD**

autos.vicnews.com

Black Press Media