



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

## Minutes - Draft

### Council

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

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Monday, March 7, 2016

7:00 PM

Esquimalt Council Chambers

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Mayor Barbara Desjardins was present via conference call.

**Present:** 7 - Mayor Barbara Desjardins  
Councillor Meagan Brame  
Councillor Beth Burton-Krahn  
Councillor Lynda Hundleby  
Councillor Olga Liberchuk  
Councillor Susan Low  
Councillor Tim Morrison

**Staff:** Laurie Hurst, Chief Administrative Officer  
Bill Brown, Director of Development Services  
Anja Nurvo, Director of Corporate Services  
Karen Hay, Planner  
Rachel Dumas, Recording Secretary  
Deborah Liske, Office Administrator, Corporate Services

#### 1. CALL TO ORDER

Councillor Brame, Acting Mayor, called the Regular Council meeting to order at 7:00 PM.

Councillor Brame, Acting Mayor, acknowledged with respect that we are within the Traditional Territories of the Esquimalt and Songhees First Nations.

#### 2. LATE ITEMS

The following late items were added to the agenda:

**Pertaining to Agenda Item 5. PUBLIC HEARING, (7)(a)** Consideration of Staff Recommendation, Official Community Plan Amendment and Rezoning, 616 and 620 Lampson Street, Staff Report DEV-16-020;

- 1) Information from Developer re MODO Carsharing Co-operative
- 2) Letter from William G.T. Ross dated March 3, 2016
- 3) Petition - In Support of the 12 unit townhouse development at 616 & 620 Lampson Street, containing 6 signatures, received March 3, 2016
- 4) Email from Nicole Burton dated March 6, 2016
- 5) Letter from Will Nikl and Mark Bell dated March 7, 2016
- 6) Letter from Julia & Steve Caryk dated March 7, 2016
- 7) Letter from Dana Nelson & Ashley Klimas dated March 7, 2016

**Add to Agenda Item 9. MAYOR'S AND COUNCILLORS' REPORTS, 1)**  
Councillor Lynda Hundleby - Federation of Canadian Municipalities Verbal Report

**3. APPROVAL OF THE AGENDA**

Moved by Councillor Morrison, seconded by Councillor Burton-Krahn: That the agenda be approved as amended with the inclusion of the late items. Carried Unanimously.

**4. MINUTES**

- 1) [16-098](#) Minutes of the Special Meeting of Council, February 15, 2016
- 2) [16-099](#) Minutes of the Regular Meeting of Council, February 22, 2016
- 3) [16-100](#) Minutes of the Special Meeting of Council, February 29, 2016

Moved by Councillor Hundleby, seconded by Councillor Low: That the Minutes of the Special Meeting of Council, February 15, 2016, Minutes of the Regular Meeting of Council, February 22, 2016 and Minutes of the Special Meeting of Council, February 29, 2016 be adopted as circulated. Carried Unanimously.

**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) [16-095](#) Public Hearing Notice - 616 - 620 Lampson Street
- 2) **Background Information - Available for Viewing Separately**
- 3) **Director of Development Services - Overview of Application**

Planner provided an overview and update of Official Community Plan Amendment and Rezoning (Comprehensive Development District) - 616 and 620 Lampson Street [PID 005-988-446, Lot 5, Section 11, Esquimalt District, Plan 4618, and PID 005-988-497, Lot 6, Section 11, Esquimalt District, Plan 4618], with the inclusion of a Traffic Study and a Draft Section 219 Covenant.

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

Larry Cecco, Applicant and Keith Grant, Keith. N. Grant Landscape Architecture Ltd, provided an overview of the application, presented a PowerPoint Presentation and responded to questions from Council. Ron Warrington, Van-Isle Project Management Ltd responded to questions from Council.

Comments from Council included:

- \* Green Building Standards
- \* MODO Car Sharing Program for unit owners and storage for bicycles

- \* Proposed Driveway sightlines and parking concerns - additional visitor parking spaces
- \* Landscaping and Urban Garden Design including proposed Childrens Playground and Community Garden
- \* Neighbours and Residents privacy concerns - proposed 6ft fence to be erected and planting of new 6 trees
- \* Set back concerns - impact on neighbouring properties
- \* Affordable housing units for young families close to Community amenities
- \* Walkability score of 76%
- \* Tree removal and Critical root zone concerns
- \* Electric Car Charging Stations
- \* Water irrigation System and Rain Garden
- \* Size of units range from 1600 to 1765 Sq Ft
- \* Size of building - 3 storeys

## **5) Public Input**

Constance Sinclair, resident, expressed concerns regarding landscaping and design of proposed development, compared to present neighbourhood style, and that the application was not in accordance with OCP.

Coralie Leslie, resident, expressed concerns regarding property set backs, and privacy and loss of afternoon sun.

Ben Gillis, resident, expressed concerns regarding privacy and noise concerns during construction and building height concerns impacting sunlight on property and increasing shadow.

Pamela McCall, resident, referred to OCP, Protecting Residential Neighbourhoods and negative impact on existing properties. Multi Unit Housing and design not consistent with current neighbourhood style and expressed concerns regarding privacy.

Christina Stack, resident, in support of application and multi-housing development in the Community.

Will Nikl, resident, in support of application, housing for young families and new residents to the Community.

Robert White, resident, in support of application, affordable housing for young families and addressed privacy concerns.

Fiona Warrington, read a letter from her son, former resident, in favour of application and affordable housing for young families wanting to relocate to the Community with high walkability score.

Tony Boardman, resident, expressed concerns regarding privacy, overflow parking for neighbouring Norma Court residents and emergency vehicle

access to 12 new units.

Kevin Smith, resident, expressed concerns regarding overflow parking on neighbouring streets and size of parking spaces and garages for larger vehicles.

Muriel Dunn, resident, in favour of development in Community and affordable housing for young families.

Councillor Brame called three times for additional speakers and there was none.

**6) Adjournment of Hearing**

Councillor Brame declared the Public Hearing closed at 8:00 PM.

**7) Consideration of Staff Recommendation**

- a) [16-097](#) Official Community Plan Amendment and Rezoning (Comprehensive Development District) - 616 and 620 Lampson Street [PID 005-988-446, Lot 5, Section 11, Esquimalt District, Plan 4618, and PID 005-988-497, Lot 6, Section 11, Esquimalt District, Plan 4618], Staff Report DEV-16-020

Director of Development Services and Planner responded to questions from Council.

Comments from Council included:

- \* Noise concerns during construction and hours of operation
- \* Sightline and impact of traffic flow to neighbours - Traffic Study addresses concerns
- \* Parking for residents and visitors
- \* Design of development
- \* High walkability score
- \* Electric Vehicle Charging Station and MODO Car Sharing Program
- \* Height of building

Moved by Mayor Desjardins, seconded by Councillor Liberchuk:

1. That Council, upon considering comments made at the Public Hearing, resolves that Bylaw No. 2865 [Appendix A], which would amend Official Community Plan Bylaw, 2006, No. 2646 by changing Schedule "A", the Land Use Designation Map, by changing the designation of PID 005-988-446, Lot 5, Section 11, Esquimalt District, Plan 4618 [616 Lampson Street] and PID 005-988-497, Lot 6, Section 11, Esquimalt District, Plan 4618 [620 Lampson Street] shown cross-hatched on Schedule "A", from Multi-Unit, Low-Rise Residential to Townhouse Residential be given third reading; and

2. That Council, upon considering comments made at the Public Hearing, resolves that Bylaw No. 2866 [Appendix B], which would amend Zoning Bylaw, 1992, No. 2050 by changing the zoning designation of PID 005-988-446, Lot 5, Section 11, Esquimalt District, Plan 4618 [616 Lampson Street] shown cross-hatched on Schedule "A" from CD No. 81 [Comprehensive Development District No. 81] to CD No. 97 [Comprehensive Development District No. 97], and by changing the zoning designation of PID 005-988-497, Lot 6, Section 11, Esquimalt District, Plan 4618 [620 Lampson Street] shown cross-hatched on Schedule "A" from RS-1 [Single Family Residential] to CD No. 97 [Comprehensive Development District No. 97] be given third reading; and

3. As the applicant wishes to assure Council that parking will be provided and remain as stated in Bylaw No. 2866, the number of dwelling units will remain at no more than twelve [12] units as stated in Bylaw No. 2866, that tree protection will be provided for the mature Garry Oak [*Quercus garryana*] trees that are to be retained pursuant to the 'Tree Resource' Report provided by Talbot Mackenzie and Associates, [Appendix 'F'], that provision of a play structure, rain garden, shared community garden beds, hedge/privacy screen, an electric vehicle charging station for the 'visitor parking' spaces, that the two lots will be consolidated prior to the issuance of a development permit, and the purchase of a car share membership for each unit, is achievable; the applicant has voluntarily agreed to register a Section 219 covenant on the title of 616 and 620 Lampson Street in favour of the Township of Esquimalt.

That, Council direct staff to coordinate with the property owner to ensure a Section 219 covenant addressing the aforementioned issues is registered against the property title prior to returning Amendment Bylaws No. 2865 and 2866 to Council for consideration of adoption. Carried Unanimously.

## 6. DELEGATIONS

- 1) [16-101](#) Tom Woods, Esquimalt Ribfest, Re: Report on Ribfest 2015

Tom Woods, Ribfest, provided an overview of Ribfest 2015 and twin Festival sharing opportunity with Port Angeles and Crabfest. He also advised of a proposed collaboration with Esquimalt High School, Gorge Soccer and School District 61, towards installation of an all weather field for the Community including new turf field, changing rooms and lighting.

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

There was no Public Input.

**8. STAFF REPORTS**

***Administration***

- 1) [16-096](#) Business Licence Officer Appointment, Staff Report  
ADM-16-006

Moved by Councillor Liberchuk, seconded by Councillor Hundleby: That Council appoints Blair McDonald, Director of Community Safety Services, as the Township's Business Licence Officer and Anja Nurvo, Director of Corporate Services, as Deputy Business Licence Officer. Carried Unanimously.

**9. MAYOR'S AND COUNCILLORS' REPORTS**

- 1) [16-110](#) 1) FCM REPORT -Councillor Hundleby

Councillor Hundleby provided a verbal Report Re: FCM Conference in Sherbrook, Quebec.

Moved by Councillor Hundleby, seconded by Councillor Burton-Krahn: That Councillor Hundleby's Verbal Report Re: Federation of Canadian Municipalities be received. Carried Unanimously.

**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.**

Muriel Dunn, resident, advised Council of Old Esquimalt Road Annual Garage Sale and proposal to widen geographic area and rename event Community Wide Garage Sale.

**11. ADJOURNMENT**

Moved by Councillor Burton-Krahn, seconded by Councillor Liberchuk: That the Regular Council meeting be adjourned at 8:38 PM. Carried Unanimously.

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MAYOR BARBARA DESJARDINS  
THIS date DAY OF month, 2016

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ANJA NURVO, CORPORATE OFFICER  
CERTIFIED CORRECT